

WEST WICKHAM

75 STATION ROAD

BR4 0PX

LINAYS

COMMERCIAL

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TO LET – PROMINENT END OF TERRACE RETAIL UNIT WITH RETURN FRONTAGE

Location

West Wickham is an affluent suburb located in the London Borough of Bromley, some 12 miles south-east of Central London.

The unit is located at the eastern end of Station Road (A214) within close proximity to its junction with West Wickham High Street and Glebe Way (A232). There is a public carpark to the rear of the property.

West Wickham Station is located approx. 0.3 miles north, offering regular services to Central London.

Surrounding occupiers include Sainsburys, Boots Opticians, Boots Pharmacy and a number of independent retailers.



Description

The property comprises an end-of-terrace retail unit set out at ground floor level. Such occupies a prominent corner position benefitting from good visibility. The premises are considered suitable for a wide range of occupiers.

The premises are currently being extended to provide an open plan sales area, kitchenette, WC facilities and external bin store. Works are due for completion in February 2021.

Accommodation

(Proposed approximate dimensions and gross floor areas)

Open Plan Sales Area	-	-
Kitchenette	-	-
WC	-	-
Total Internal Area:	798 sq ft	(74.2 sq m)

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£19,500 (Nineteen Thousand Five Hundred Pounds)** per annum exclusive.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Ref: TA/5125

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are TBC (2020/21 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount.

Notes

The premises are currently being extended. Building works are due for completion by February 2021.

We are advised that the premises currently fall within an A1 (Retail) use class/use class E.

Commercial Energy Performance Certificate

Energy Performance Certificate

Non-Domestic Building



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Certificate Reference Number:
0360-0230-3272-5501-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

90

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 73
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 130.05
Primary energy use (kWh/m² per year): 769.29

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built
76 If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Toby Allitt

Email:
ta@linays.co.uk

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