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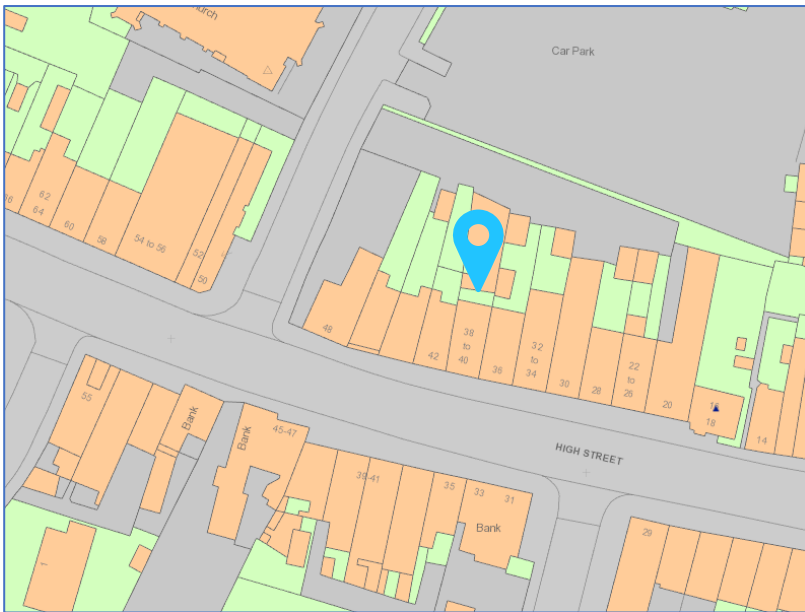
**FOR SALE**

**WEST WICKHAM**

**38 - 40 HIGH STREET BR4 0NJ**

**GROUND FLOOR RETAIL UNIT WITH 1<sup>st</sup> & 2<sup>nd</sup> FLOOR OFFICES**

**FULL VACANT POSSESSION**



## LOCATION/ DESCRIPTION

West Wickham is an affluent suburb located within the London Borough of Bromley and lies to the South West of Bromley and East of Croydon. The town is situated on the A232 connecting the A24 in Ewell with the A224 Orpington bypass. The town is popular with commuters and West Wickham Railway Station is located approx. 0.5m away providing rail connections to London Cannon Street, Charing Cross and southbound to Hayes. The property is situated in a prime and central High Street position between the junctions with Kent Road to the West and Station Road (A214) to the East. Occupiers close by include NatWest, Costa, WHSmith and Clarks Shoes.

The property comprises a three storey mid-terrace building of traditional brick/block construction beneath a part pitched/part flat roof. The ground floor was previously occupied as a Travel Agency and is currently arranged to provide front sales/office area with rear staff/storage, kitchen and WC. To the rear of the property is a small enclosed yard.

The first and second floors provide office accommodation internally arranged to offer predominantly cellular space with access from the front of the property.

## ACCOMODATION

Floor Area	Sq.Ft.	M <sup>2</sup>
Ground Floor	689	64
First Floor	721	66
Second Floor	<u>601</u>	<u>55</u>
<b>Total:</b>	<b>2,011</b>	<b>185</b>

## PLANNING

The ground floor has most recently been used as Travel Agency falling under Class E of the Town & Country Planning Use Classes Order 1987. The upper floors provide office accommodation and it is considered that potential exists to convert to provide two residential dwellings, subject to the grant of planning permission. Interested parties should verify the planning use with the local planning authority.

## ASSESSMENTS

We note from the Valuation Office Agency (VOA) that the Rateable Values are assessed as follows;

Ground Floor: £18,250.00  
1<sup>st</sup> and 2<sup>nd</sup> Floor: £7,000.00

Interested parties should contact the London Borough of Bromley for more information.

## TENURE / PRICE

Freehold with full vacant possession. We are instructed to invite offers in the region of **£500,000 (Five Hundred Thousand Pounds)**, subject to contract.

## EPC

Details available on request.

## VAT

The property is not elected for VAT.

## NOTES

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers excluding any title guarantees, warranties or indemnities. The information in these particulars has been provided by the Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

## VIEWINGS

By appointment via sole letting agents Linays Commercial.



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