

CLASS E OPPORTUNITY
WEST WICKHAM

33 HIGH STREET

Description

West Wickham is located in the London Borough of Bromley approximately 10 miles southeast of Central London. The area is well connected by major roads with the A232 and A21 providing routes to Central London and regular direct rail services from West Wickham Station to London Charing Cross in 35 minutes.

Retailers in the immediate vicinity include **Specsavers, WH Smith, Nationwide Building Society, Clarks** and **Caffe Nero**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over as a ground floor banking hall with ancillary accommodation at basement and first floors, providing the following approximate areas:

Ground Floor Sales	927 sq. ft.	(86.12 sq. m)
Ground Floor Ancillary	497 sq. ft.	(46.15 sq. m)
First Floor Ancillary	486 sq. ft.	(45.15 sq. m)
Basement Ancillary	144 sq. ft.	(13.38 sq. m)
Total	2,054 sq. ft.	(177.41 sq. m)

There is a car park to the rear providing 3 car parking spaces.

Plans of the accommodation are available upon request.

User

The premises currently fall under a Class A1/A2 use.

Lease

The premises are held on two co-terminus leases (one for each floor) expiring 21 February 2029, available by way of an assignment or alternatively a new sublease may be available for a term to be agreed.

Rent

£33,000

per annum exclusive.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£36,750
UBR (24/25)	0.499p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of C 72. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

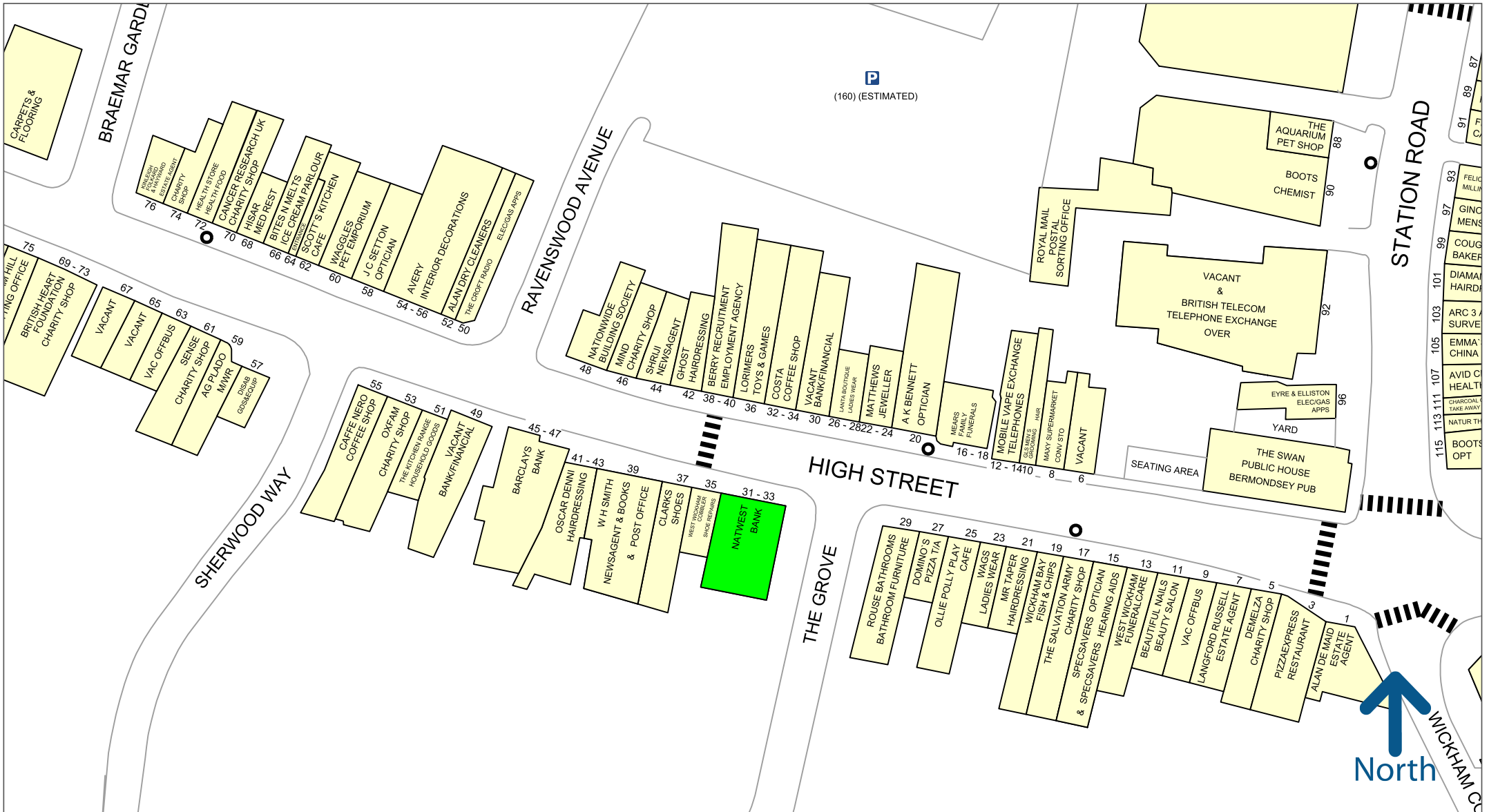
Strictly by appointment through sole agents, **Green & Partners**, contacting:

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In partnership with:





50 metres

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