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**PRIME CORNER RETAIL UNIT
WITH A2 USE TO LET**

**57 HIGH STREET
WEST WICKHAM
BR4 0LS**

LOCATION:

The property is situated on the south side of High Street, close to the junction with Station Road.

West Wickham is an affluent residential district, located about 1.5 miles to the south-west of Bromley town centre, and a similar distance to the east of Croydon. The property is well placed for transport links with West Wickham overground station situated about 10 minutes walk to the north. High Street is a thriving retail location, with adjoining occupiers including M & S, William Hill and Café Nero.

DESCRIPTION:

The subject premises comprise a corner retail unit arranged over ground floor only, with return frontage onto Sherwood Way. The property may be used for retail purposes and currently has an A2 consent under the Town & Country Planning (Use Classes) Order 1987.

ACCOMMODATION:

The premises afford the following approximate net internal areas.

Ground Floor 547 sq ft – 50.82 sq m

TERMS:

Lease Assignment: Premises are held on a lease expiring 9 June 2021.

RENT:

£22,250 per annum exclusive

RATES:

RV 2017 £13,000

UBR 2018-2019 48.0p in the £

Transitional relief/premium maybe applicable – further details can be found at www.businesslink.gov.uk or via the Local Authority.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in this transaction.

EPC:

Rating: E-101

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

V.A.T.:

The terms quoted exclude VAT.

VIEWING:

Strictly via sole agents:

Philip Lapper
Baxter Philips
Tel: 020 8313 9000

Subject to contract

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