

II

TO LET

# Castaways

8777 5069 67



**CLASS E UNIT TO LET**

**HS** HUGGINS STUART  
**EDWARDS**

67 High Street, West Wickham, BR4 0LS  
 £25,000 PAX



67 High Street, West Wickham, BR4 0LS

## TO LET

Approx 643 sqft (59.76 sqm)

### DESCRIPTION

Rare opportunity to occupy a retail/Class E unit in a prime position on West Wickham High Street. The property benefits from a large retail area, kitchen, WC and rear access. A secure external storage unit accessed via the rear service road is also available by way of separate negotiation if desired.

Retail/Sales	567 sqft	52.71 sqm
Ancillary	76 sqft	7.05 sqm
TOTAL	643 sqft	59.76 sqm

### RENT

£25,000 per annum exclusive.

### LEASE

New full repairing and insuring lease direct from the landlord. Terms to be agreed.

Note the adjoining properties at 63 & 65 High Street are also available to let and could be combined with 67 to provide up to 2,186 sqft.

### LOCATION

Located on the South side of the High Street close to the junction with Braemar Gardens. The property is situated in a prime part of the high street amongst a variety of retailers and restaurant occupiers. Notable nearby occupiers include M&S, Café Nero, Sainsburys, Nationwide & BHF. Free 30 minute parking is available immediately outside the

property with further short stay options close by. The property is well served by local bus routes and West Wickham Station is approximately 10 minutes walk away providing regular services between London Terminals and Hayes.

### RATES

Rateable value: £20,000. Rates payable at 49.9p in the £ (2023/24).

### EPC

C-53

### VIRTUAL TOUR

<https://tour.giraffe360.com/d11aed6f8913470d8279a4d3cd1ed86c/>

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Croydon Office  
102- 104 High Street, Croydon, CR9 1TN  
T: 020 8688 8313  
E: [croydon@hsedwards.co.uk](mailto:croydon@hsedwards.co.uk)

### DATE FOLIO NUMBER

Sept 2023 30209

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

10 WEST STREET  
EPSOM  
KT18 7RG  
**01372 740555**

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

[www.hsedwards.co.uk](http://www.hsedwards.co.uk)



**WC**  
1.18 m<sup>2</sup>  
12.73 ft<sup>2</sup>

1.11 m<sup>2</sup>  
11.95 ft<sup>2</sup>

5.94 m<sup>2</sup>  
63.91 ft<sup>2</sup>

52.71 m<sup>2</sup>  
567.38 ft<sup>2</sup>

**Approximate total area<sup>(1)</sup>**

60.94 m<sup>2</sup>  
655.97 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Rear External Storage Unit (Available by way of separate negotiation if desired)

