

A.K. BENNETT OPTICIANS

0208 777 1337

Health Store
West Wickham

WE ARE MOVING
OUR NEW
ADDRESS WILL BE
20 HIGH STREET
WEST WICKHAM
BR4 0LS

WE ARE MOVING
OUR NEW
ADDRESS WILL BE
20 HIGH STREET
WEST WICKHAM
BR4 0LS

LOCKED DOOR
PLEASE KNOCK
FOR ATTENTION

LINDBERG

HS HUGGINS STUART
E EDWARDS

65 High Street West Wickham, BR4 0LS
£27,000 PER ANNUM EXCLUSIVE

CLASS E UNIT TO LET

65 High Street, West Wickham, BR4 0LS

TO LET

Approx 815 sqft (75.67 sqm)

DESCRIPTION

Well-presented ground floor retail/ Class E unit in a prime position on West Wickham High Street. The property benefits from a large open plan sales area, a rear office, air-conditioning, kitchen, WC, and rear access. There is also allocated parking at the rear which is accessed via Sherwood Way.

Retail/Sales	579 sqft	53.75 sqm
Office	92 sqft	8.58 sqm
Ancillary	144 sqft	13.34 sqm
TOTAL	815 sqft	75.67 sqm

RENT

£27,000 per annum exclusive

LEASE

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

Note the adjoining properties at 63 & 67 High Street are also available to let and could be combined with 65 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: £20,250. Rates payable at 49.9p in the £ (2023/24).

EPC

C-72

VIRTUAL TOUR

<https://tour.giraffe360.com/2b44fd4b04e2413da028977f4d122ff2/>

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

DATE

Sept 2023

FOLIO NUMBER

30210

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

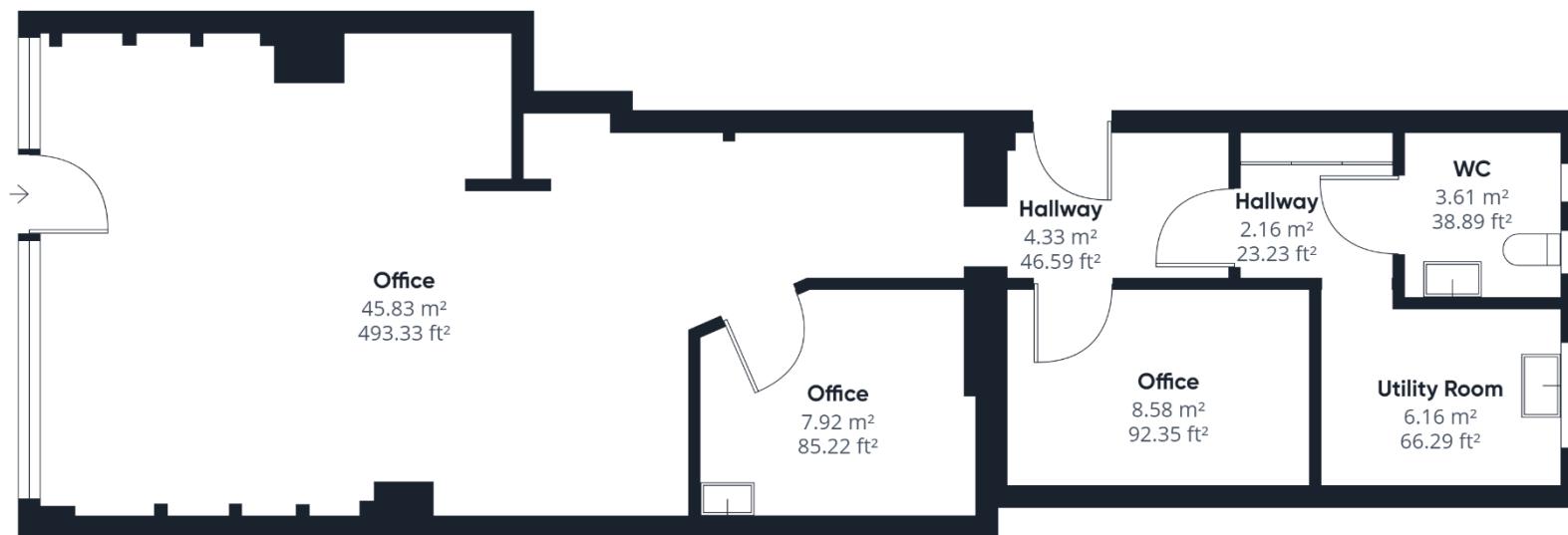
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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



Approximate total area⁽¹⁾

79.29 m²
853.43 ft²

(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.

GIRAFFE360

