



CLASS E UNIT TO LET

HS HUGGINS STUART
E EDWARDS

63 High Street West Wickham, BR4 0LS
£24,500 PER ANNUM EXCLUSIVE

63 High Street, West Wickham, BR4 0LS

TO LET

Approx 728 sqft (67.67 sqm)

DESCRIPTION

Rare opportunity to occupy a 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, kitchenette, WC, rear storage and allocated car parking at the rear accessed via Sherwood Way.

| | | |
|--------------|----------|-----------|
| Retail/Sales | 530 sqft | 49.21 sqm |
| Ancillary | 64 sqft | 5.99 sqm |
| Storage | 134 sqft | 12.47 sqm |
| TOTAL | 728 sqft | 67.67 sqm |

RENT

£24,500 per annum exclusive

LEASE

New full repairing and insuring lease available from April 2024 direct from the landlord. Terms to be agreed.

Note the adjoining properties at 65 & 67 High Street are also available to let and could be combined with 63 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, Sainsbury's, 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: £19,000. Rates payable at 49.9p in the £ (2023/24).

EPC

C-71

VIRTUAL TOUR

<https://tour.giraffe360.com/1371ffe672954670969c466f489f9e7d/>

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole 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

30211

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

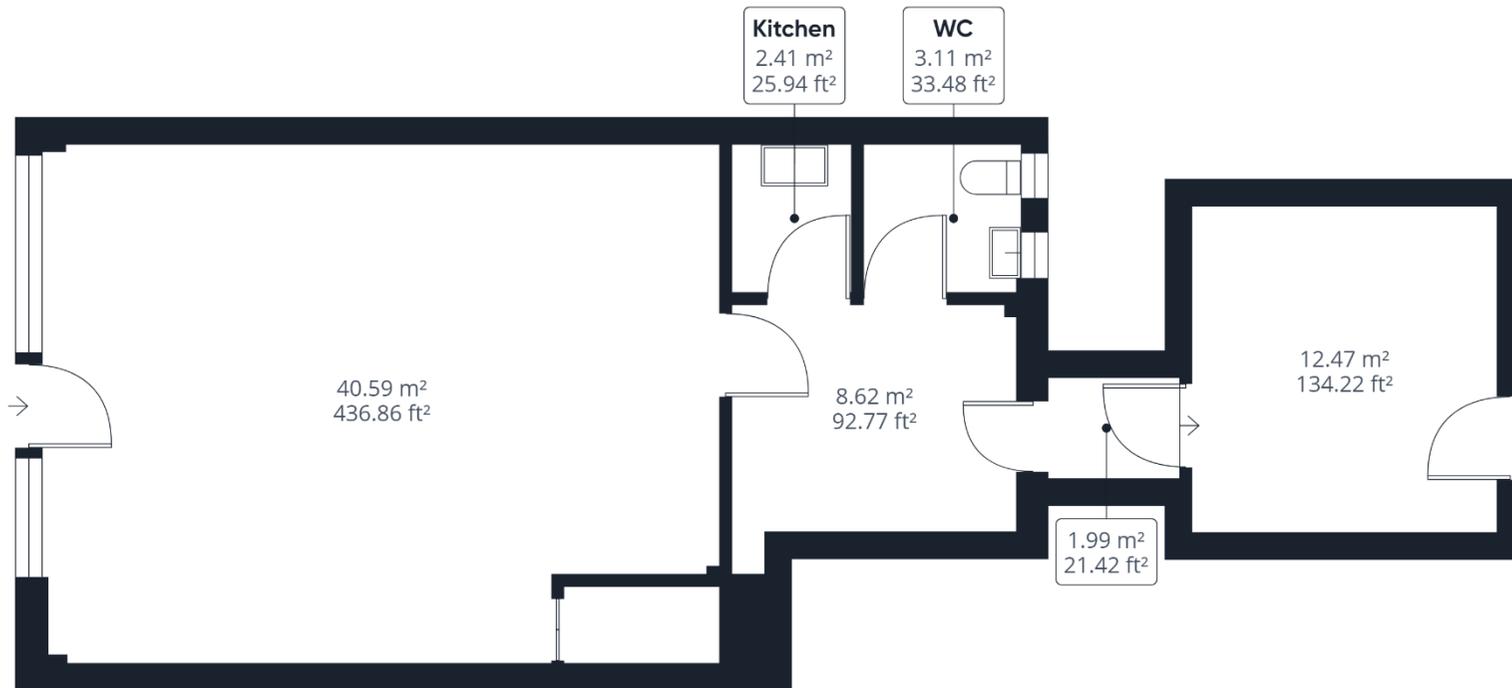
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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10 WEST STREET
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www.hsedwards.co.uk



Approximate total area⁽¹⁾

70.78 m²
761.84 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.

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