

07912 343759

BUTTONED UP

ALLAN



BROMLEY BRIDES
Bridal Gowns
Bridesmaid Dresses
Prom and Occasion Wear
Jewellery
Veils
Shoes
Lingerie
Bridal Gifts
Home Made Candles
Bridal VIP Room

KA AESTHETICS
Hyperbaric Skin Clinic
Ka Aesthetics is located in Bromley Bridge
Nurse and Clinic:
Anti-wrinkle Injections
Dermal Fillers
Skin Treatments
Polynucleotides
Botox/Neurotoxins
Waxing
Micro-needling
Hydradermabrasion
Surgical Consultations
Medical-grade Skincare
Chemical Peels
Ultherapy
PRP
Cell Bank & Face Working
Brow & Lash Lamination
kaaesthetics.com

CLASS E UNIT TO LET

**3 Bell Parade, Glebe Way, West Wickham,
BR4 0RH**

TO LET

Approx 535 sqft (49.73 sqm)

DESCRIPTION

Opportunity to occupy a well-presented lock up shop in a prominent location in popular West Wickham, opposite the Library. The property benefits from an allocated parking space, rear access, air-conditioning, a security alarm, LED lighting and a WC. The property would suit a variety of occupiers under Class E.

Sales Area	535 sqft	49.73 sqm
------------	----------	-----------

RENT

£18,500 per annum exclusive

LEASE

New Lease, Terms to be agreed.

USE

Class E. Potential occupiers should note food use or sale of vapes will not be permitted.

LOCATION

Situated on the South side of Glebe Way at the junction with Station Road & The High Street. The property is well located for all the High Street amenities, including West Wickham Library, which is opposite having undergone significant redevelopment providing a brand new library facility and housing.

Free 30-minute parking is available in the High Street and Station Road 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: £15,250. Rates payable at 38.2p in the £ (2026-27) for RHL occupiers. For non-RHL occupiers rates payable at 43p in the £.

EPC

C-62

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

April 2026

FOLIO NUMBER

30355

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: 10 West Street, Epsom, Surrey, 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

