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63

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TO LET

RETAIL – 643 - 2,186 SQ FT (59.73 - 203.08 SQ M)

63, 65 & 67 High Street, West Wickham, Kent, BR4 0LS

DESCRIPTION

Rare opportunity to occupy ground floor retail/Class E units in a prime position on West Wickham High Street. Nos 63 and 65 benefit from a large open plan sales area, kitchenette, WC, rear storage and allocated car parking at the rear accessed via Sherwood Way.
 No 67 benefits from a large retail area, kitchen, WC and rear access. A secure external storage unit accessed via the rear service road which is available by way of separate negotiation if desired.

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, Caffè Nero, Sainsburys, Nationwide and 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.

LEASE

Each property is available by way of a new effective FRI lease for a term to be negotiated and to include rent review provisions.

RENT

No 63 - £24,500 per annum
 No 65 - £27,000 per annum
 No 67 - £25,000 per annum

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
No 63 – Retail/Sales	530	49.21
– Ancillary	64	5.99
– Storage	134	12.47
TOTAL	728	67.67
No 65 – Retail/Sales	579	53.75
– Office	92	8.58
– Ancillary	144	13.34
TOTAL	815	75.67
No 67 – Retail/Sales	567	52.71
– Ancillary	76	7.05
TOTAL	643	59.76

RATES

The current 2023 Rateable Values of the properties are:
 No 63 £19,000
 No 65 £20,250
 No 67 £20,000

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The properties have EPC ratings of C.



VIEWINGS – 020 8662 2700

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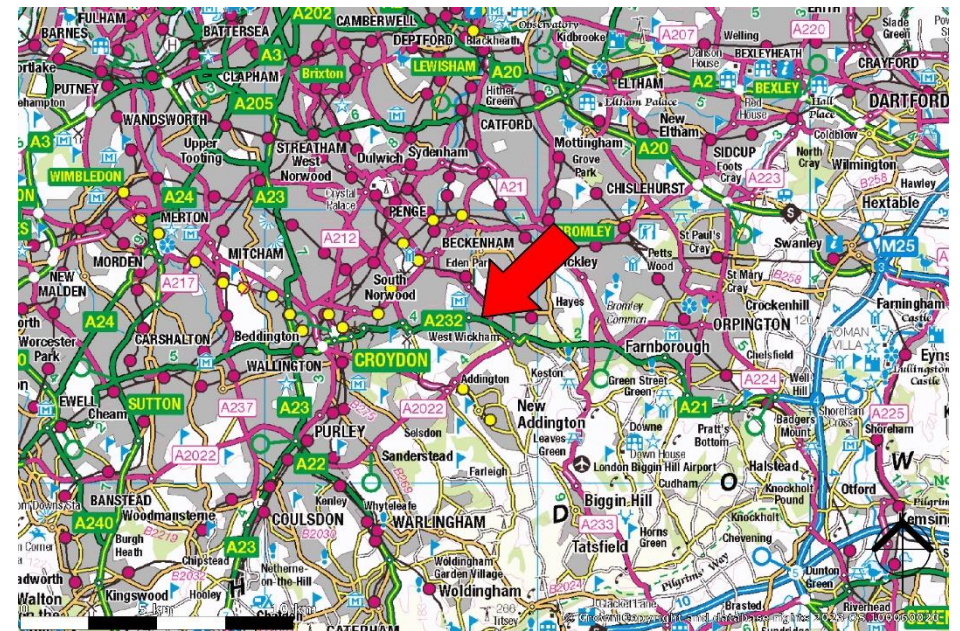
UNIT 63



UNIT 65



UNIT 67



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