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**Vacant Premises
Freehold For Sale
E – Class**

**60 High Street
West Wickham
BR4 0NH**

LOCATION

The property is situated in High Street West Wickham close to the junction with Ravenswood Avenue & Sherwood Way. West Wickham High Street is a busy local retail area that includes branches of M&S Food, two Sainsburys Supermarkets and a plethora of independent businesses and restaurants.

DESCRIPTION

Single storey retail unit with modern aluminium shop front, retail area, rear storage and outbuildings within the rear yard which is accessed via a shared service road off of Ravenswood Avenue.

ACCOMMODATION

The premises offer the following approximate dimensions and areas:

Retail Area: 708 sq. ft (75.77 sq. m)
Rear Office: 84 sq. ft (7.8 sq. m)
Rear Staff Area: 92 sq. ft (8.54 sq. m)

Total: 888 sq. ft (82.12 sq. m)

Rear Yard supplying parking for 4-5 cars.

TERMS

Available by way of a freehold sale subject to vacant possession.

PRICE

Offers in excess of £375,000

VAT

We understand the property is not VAT elected

LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction.

EPC – Available upon request

RATABLE VALUE

£24,500

Small business rate relief may be available. More info:

<http://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

VIEWING

Strictly via sole agents.



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