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**FREEHOLD RETAIL INVESTMENT  
FOR SALE**

**136 HIGH STREET  
WEST WICKHAM  
KENT BR4 0LZ**

The property is located on High Street, West Wickham (A232), opposite its junction with Grosvenor Road and Sainsbury's supermarket.

West Wickham High Street is a popular neighbourhood retail destination serving the local population and occupied by a good blend of well-established independent businesses and national concerns, including Marks and Spencer Simply Food, Sainsbury's, Lidl, WHSmith, Savers, Carpetright, Cancer Research, British Heart Foundation, COOK, Caffè Nero, Costa, Pizza Express and most of the national high street banks. There are several car parks serving the High Street, and free short-term kerbside & parking immediately outside the premises.

West Wickham is an affluent suburban district within the London borough of Bromley, with a borough population of over 300,000 people.

### **DESCRIPTION:**

The property is three storeys, with a retail unit on the ground floor and two flats above, one on each of the upper floors. The shop unit trades as a hairdressers and beauticians, established at the premises for many years.



### **TENANCIES**

The shop is currently let to Selma Bedir-Hakki who has held the lease since 2009. The lease is on an effective FR&I basis and expires on 9<sup>th</sup> November 2024. The current rent is £15,750 per annum exclusive.

The upper floors are sold off on long leaseholds of 125 years less ten days from 25 March 1997 at a current ground rent of £100 per annum per flat, doubling each 25 years from 25 March 2022. Current total annual rent, £15,950, rising from 25 March 2022 to £16,150.

### **ACCOMMODATION:**

Ground Floor Retail Unit:	565 sq ft – 52.50 sq m
First & Second Floor Flats (each):	Livingroom/Kitchen, bedroom & Bathroom

### **TERMS/PRICE:**

Freehold Sale subject to the leases.

**Offers in excess of £225,000**

### **LEGAL COSTS:**

Each party to bear their own legal costs incurred in this transaction.

### **EPC:**

C – 54. Valid until 06 April 2031.  
Number 7746-7392-4867-2420-2061

### **V.A.T.:**

The terms quoted exclude any V.A.T. which our clients may have elected or be under a duty to impose.

### **FURTHER INFORMATION:**

A copy of the EPC and leases can be provided upon request.

### **VIEWING:**

Strictly via sole agents Baxter Philips  
Tel: 020 8313 9000

**Subject to contract**

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