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COMMERCIAL PREMISES TO LET
E-Class

31-33 HIGH STREET
WEST WICKHAM
BR4 0LR

LOCATION:

The property is located on the corner of High Street & The Grove West Wickham. The High Street provides a mixture of Retail Units, Restaurants, Supermarkets and Offices. Other close by occupiers include Pizza Express, Sainsburys, Lidl, M&S, Costa Coffee, Nero Coffee, Greggs and numerous independent businesses. The rear garage and parking space is accessed via The Grove.

DESCRIPTION:

The premises are a former town centre branch of NatWest Bank providing a mixture of open plan commercial space and rear ancillary space with two bank vaults, basement storage and first floor offices. The 2nd floor provides a self-contained flat that is let out separately and not included in this listing. The premises benefit from air conditioning and air handling systems. The rear is a private car park for 3 cars plus a lock up garage.

ACCOMMODATION:

The premises have the following approximate areas:-

Ground Floor Banking Hall	927 sq. ft. (86.12 sq. m)
Ground Floor Ancillary	497 sq. ft. (46.15 sq. m)
First Floor Ancillary	486 sq. ft. (45.15 sq. m)
Basement Ancillary	144 sq. ft. (13.38 sq. m)
Total	2,054 sq. ft. (177.41 sq. m)

TERMS:

The premises are available by means of a new FR&I lease for a term to be agreed but with provision for regular rent review.

RENT:

£40,000 per annum exclusive

SERVICES:

The mention of any appliances or services in these particulars does not imply they are in working order. The applicant should reply on their own tests and surveys.

LEGAL COSTS:

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

RATES:

RV 2023

£36,750

UBR 2024-2025

0.499p in the £1

EPC: *Rating: C-72*

V.A.T.:

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

VIEWING:

Via sole agents:



Philip Lapper - Baxter Philips

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Subject to contract

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Scale

Experian Goad Plan Created: 24/12/2024

