

WEST WICKHAM

76 - 76A CROYDON ROAD

BR4 9HY

LINAYS

COMMERCIAL

26A STATION SQUARE
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**FREEHOLD FOR SALE – RETAIL AND RESIDENTIAL INVESTMENT
RENTAL INCOME £25,800 PER ANNUM EXCLUSIVE – DEVELOPMENT POTENTIAL**

Location

West Wickham is an affluent suburb in the London Borough of Bromley.

The property is located on the south side of Croydon Road close to its junction with Kingsway within a parade of shops. The town centre is approx. one mile away.

Surrounding occupiers include Wickes, Co-op plus a number of local retailers.



Description

Comprises a mid-terrace building currently arranged on ground and first floor levels.

The ground floor comprises a shop unit trading as a double glazing/plastics showroom with extensive rear yard and storage building. Access is via shared vehicle roadway leading from Kingsway. The current tenant is to enter into a new lease at completion of the sale.

The upper floors offer a self-contained maisonette comprising living room, two bedrooms, kitchen and bathroom/WC.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor Shop (Tenanted)

Frontage:	12'2	3.8m
Depth:	35'2	10.8m
Sales Area:	510 sq ft	47sq.m
Store	290 sq ft	26sq.m
Rear Yard	19' x 70'	

Upper Parts, 76a (Tenanted)

Two bedroom self-contained maisonette.

Freehold Price

£500,000 (Five Hundred Thousand Pounds), subject to the occupational leases granted. Full details overleaf.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Tenancies

76 Croydon Road:

To be let upon a new Full Repairing and Insuring lease for a term of 10 years from completion at a rental of £13,800pax, subject to review at the 5th year. The lease is to be granted within the security provisions of the Landlord & Tenant Act 1954 (as amended).

The tenant is an established trader who has occupied the property for some 10 years t/a GP Plastics.

76a Croydon Road (Maisonette):

The first floor residential flat is let upon an Assured Shorthold Tenancy at a rental of £1,000 per calendar month.

Current Rental Income: £25,800 per annum.

Planning Permission

Planning permission ref: 15/01122/FULL1 was granted in July 2015 for a loft conversion including rear dormer and single storey rear workshop. The planning permission is subject to the fulfilment of 7 planning conditions, one of which being that the development must begin within 3 (Three) years from the date of permission.

Further details and proposed plans can be obtained via the selling agent or from the London Borough of Bromley Planning Portal (<https://searchapplications.bromley.gov.uk>)

Commercial Energy Performance Certificates

Energy Performance Certificate
Non-Domestic Building

HM Government

76 Croydon Road
WEST WICKHAM
BR4 9TY

Certificate Reference Number:
0807-9463-2730-5000-4603

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/ebcd.

Energy Performance Asset Rating

More energy efficient

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

70 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 53
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m²): 102.07

Benchmarks

Buildings similar to this one would have ratings as follows:
24 If newly built
71 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 123 1234.

Energy Performance Certificate

HM Government

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Top-Floor Flat

Date of assessment: 28 November 2009
Date of certificate: 27 November 2009
Reference number: 0807-9463-2730-5000-3913
Type of assessment: RPSAP - existing dwelling
Total floor area: 65 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Current: 70 Potential: 70

Environmental Impact (CO₂) Rating

Current: 67 Potential: 67

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	252 kWh/m ² per year	230 kWh/m ² per year
Carbon dioxide emissions	2.7 tonnes per year	2.5 tonnes per year
Lighting	£87 per year	£24 per year
Heating	£402 per year	£195 per year
Hot water	£90 per year	£16 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommendations when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

The EPC and recommendations report must be given to the Energy Rating Team to provide you with information on improving your dwelling's energy performance.

Legal Fees / VAT

Each party to bear their own legal and professional fees incurred in respect of this transaction.

We have been advised by our clients that VAT will **NOT** be payable upon the sale price.

Viewings

Available by prior appointment via Linays Commercial Limited.

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