

# WEST WICKHAM

1-3 RAVENSWOOD CRESCENT

BR4 0JH

# LINAYS

COMMERCIAL

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**FREEHOLD INVESTMENT FOR SALE – GROUND FLOOR SHOP & TWO UPPER FLATS**



## Location & Description

West Wickham is an affluent suburb located in the London Borough of Bromley, lying approx. 12 miles south-east of Central London.

The subject property comprises a three-storey, mid-terrace building forming part of a popular local parade, occupying a prominent position overlooking the junction of Ravenswood Crescent and Beckenham Road (A214). West Wickham Rail Station lies just 160 metres north, providing regular direct services to London Bridge and Charing Cross.

The property is arranged to provide a ground floor retail unit with modern shopfront trading as a Dry Cleaners, a well presented first floor two-bedroom flat with terrace, plus a further one-bedroom unit at second floor level. The upper parts are accessed via a common area with dedicated front entrance.

## Accommodation

(with approximate dimensions and floor areas)

### Ground Floor (NIA)

Sales Area:	542 sq ft	(50.31 sq m)
Rear Ancillary:	415sq ft	(38.59 sq m)

### Upper Parts (GIA)

1-Bed Flat (1 <sup>st</sup> Floor):	630 sq ft	(58.53 sq m)
2-Bed Flat (2 <sup>nd</sup> Floor):	518 sq ft	(48.18 sq m)

## Terms

**Guide Price: £695,000 (Six Hundred and Ninety-Five Thousand Pounds)** for our client's freehold interest, subject to the occupational lease/tenancies granted.

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/Lessees 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/Lessees 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

**Tenure/Tenancies****Freehold – Title No: 152141****Ground Floor**

The ground floor retail unit is subject to a FRI lease granted to 'Wash Connect Ltd' (with Guarantor) expiring March 2036 with no earlier break clauses, at a passing rent of £18,000 per annum exclusive subject to review in March 2027, 2030 & 2033.

We are advised the ground floor has traded successfully as a dry cleaners for over 30 years.

**1<sup>st</sup> Floor Flat**

Subject to an Assured Shorthold Tenancy Agreement at a passing rent of £1,200 PCM.

**2<sup>nd</sup> Floor Flat**

Subject to vacant possession. The unit will shortly be marketed on a new AST basis at £1,100 PCM.

**Commercial Energy Performance Certificate**

Whiteleys Dry Cleaners Ltd 1-3 Ravenswood Crescent West Wickham BR4 0JH	Energy rating <b>D</b>	Valid until: 28 June 2027 Certificate number: 0260-4994-0373-1260-3040
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Property type	A1/A2 Retail and Financial/Professional services
Total floor area	218 square metres

First Floor Flat 1-3 Ravenswood Crescent WEST WICKHAM BR4 0JH	Energy rating <b>D</b>	Valid until: 6 January 2028 Certificate number: 8548-7629-5670-5536-9906
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Property type	Mid-floor flat
Total floor area	65 square metres

Second Floor Flat 1-3 Ravenswood Crescent WEST WICKHAM BR4 0JH	Energy rating <b>D</b>	Valid until: 6 January 2028 Certificate number: 0754-2856-7697-9608-7911
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Property type	Top-floor flat
Total floor area	44 square metres

**VAT**

We have been advised by our clients that **VAT is not payable** upon the sale price under current legislation.

**Legal Costs**

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

**Viewings**

Available strictly by prior appointment via Linays Commercial:



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