



PRIME CLASS E UNIT TO LET

HS HUGGINS STUART EDWARDS

**36 High Street West Wickham, BR4 0NJ
£37,500 PER ANNUM EXCLUSIVE**

36 High Street, West Wickham, BR4 0NJ

TO LET

Approx 1,750 sqft (162.56 sqm)

DESCRIPTION

Opportunity to occupy a prime retail/ Class E unit in the popular West Wickham High Street. The property comprises a substantial open plan sales area with kitchen, ancillary space and WC to the rear. The property benefits from air conditioning, LED lighting, security alarm, electric roller shutter and one allocated parking space to the rear.

Retail	1,518 sqft	141.04 sqm
Kitchen	88 sqft	8.17 sqm
Ancillary	144 sqft	13.35 sqm
TOTAL	1,750 sqft	162.56 sqm

RENT

£37,500 per annum exclusive

LEASE

New Lease. Terms to be agreed.

LOCATION

The property is situated in a prime part of the high street. Notable nearby occupiers include M&S, Costa, Sainsburys, Nationwide & Greggs. Free on-street parking is available nearby and a short stay car park is available immediately behind the property in Ravenswood Avenue. The property is well served by

local bus routes and West Wickham Station is approximately 10 minutes walk away providing regular services between London Terminals and Hayes.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/410c0fa9004e4f378f2a890d18e1aded/?lsf=1>

RATES

Rateable value: £29,000. Rates payable at 49.9p in the £ (2024/25)

EPC

B-36 (expires 2034)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office

102- 104 High Street, Croydon, CR9 1TN

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DATE

November 2024

FOLIO NUMBER

30280

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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www.hsedwards.co.uk



Approximate total area⁽¹⁾

161.5 m²
1738.37 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3 standard.

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