



S/C FIRST /SECOND FLOORS TO LET

**38 – 40 Croydon Road, West Wickham,
Kent BR4 9HT**

TO LET

Approx 958 – 3,916 sqft (89 – 363.80 sqm)

DESCRIPTION

The accommodation is to be arranged over the entire first and second floors of the premises and comprises a number of larger open plan areas with smaller private offices together with male, female toilet facilities and kitchenette. The premises can be separated on a floor by floor basis, although the access is internally or let as a whole.

RENT

On application.

LEASE

The premises are available on a new effective full repairing and insuring lease with five year upward only rent reviews. Flexible terms will be considered.

USE

We understand from enquiries made of the London Borough of Bromley's Planning Department that the permitted use of the First Floor is for an Autistic Day Care Centre a D1 Use. Other similar D1 Uses will be considered Subject to Planning. The Second Floor has a B1(a) Office use.

LOCATION

Situated above the Wickes DIY Store having its own self contained entrance directly from the frontage.

The surrounding area provides a variety of local retailers together with bus services serving the surrounding the area. West Wickham town centre has also excellent shopping facilities and the premises are within three quarters of a mile from Hayes Railway Station.

RATES

Rateable value: £35,750 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/20)

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
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DATE

January 2020

FOLIO NUMBER

171957 CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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