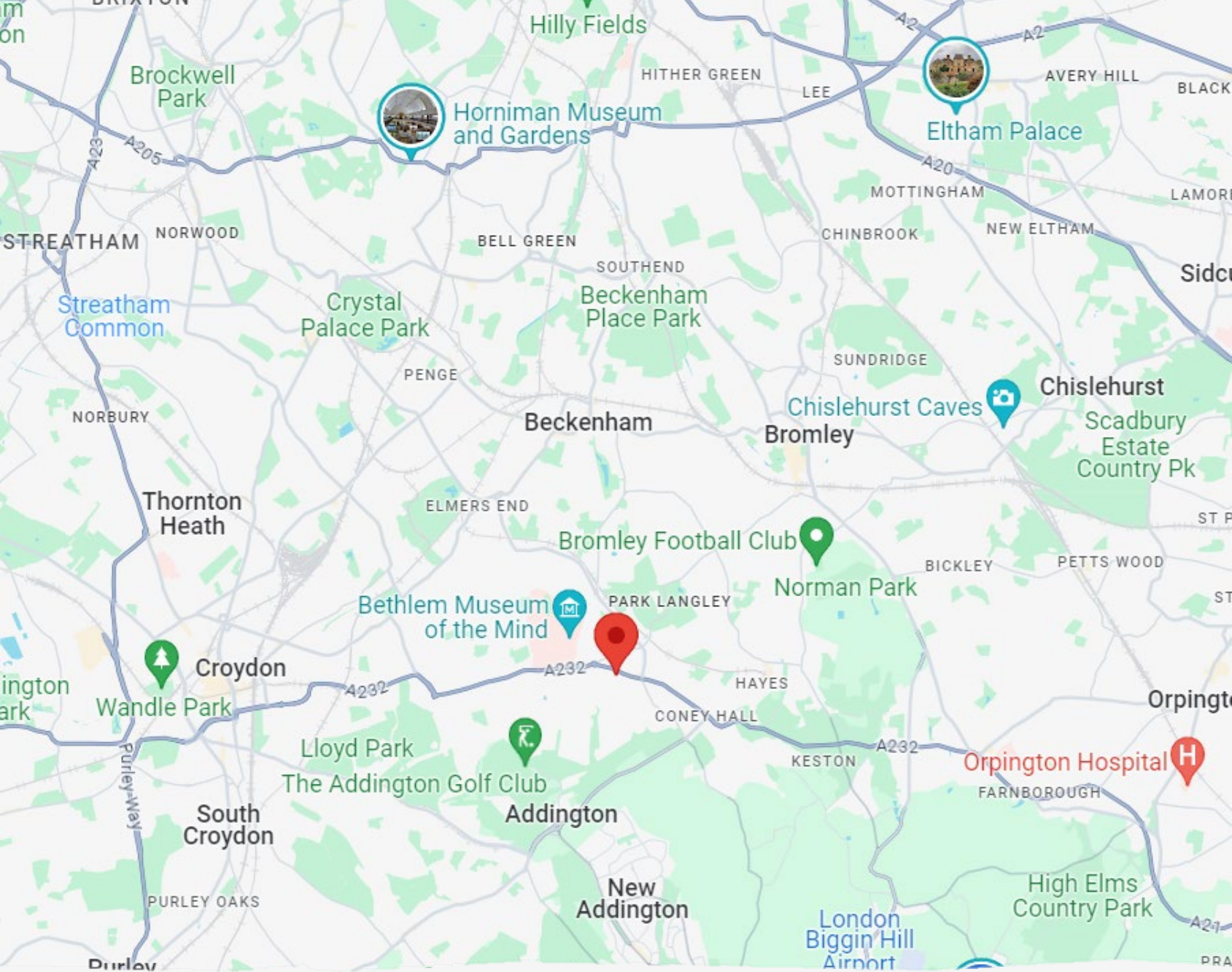


WEST WICKHAM – 109/113 HIGH STREET





Location

West Wickham is an affluent commuter town in the London Borough of Bromley, 5 miles east of Croydon and 3 miles south of Bromley.

The town benefits from excellent road and rail links. The A232 provides access to both the A21 Bromley Road and Junction 4 of the M25. There is a fast and frequent rail service taking around 35 minutes to London Cannon Street and London Charing Cross making the town a popular commuter location..

Description

The property comprises the freehold interest in two retail units forming part of an established retail parade, being terraced buildings situated over ground to second floors. The upper parts comprise three 2-bed residential flats.

Accommodation

The property provides the following approximate net internal floor areas (NIA):

Address	Use	Size (sq ft)	Size (sq m)
109 High Street	Retail	646	60
109a High Street	Residential	636	59
111/113a High Street	Retail	2,556	237
111 High Street	Residential	936	87
113a High Street	Residential	936	87
Total		5,807	539

Tenancy

Address	Tenant	Start Date	End Date	Rent
109 High Street	Mr I Narsoy	29/09/2020	28/09/2045	£16,350
109a High Street	2 Bed Maisonette (AST)	26/11/2022	26/11/2023	£15,000
111/111a High Street	Mr A & Mrs R Gokmen	24/06/2001	23/06/2026	£34,500
113/113a High Street	Mr A & Mrs R Gokmen	24/06/2001	23/06/2026	£33,000
Total				£98,850

EPC

Tenure

The property is held freehold.

EPC

No. 109 – D88
No. 111 – D95
No. 113 – C70
No. 109a – D62
No. 111a – D63

Proposal

We have been instructed to seek offers in excess of **£1,405,000** (One Million Four Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of **6.63%**, assuming standard Purchaser costs.

Further Information

Graham Fawcett

grahamfawcett@fmx.co.uk

07980 548 852

Patrick Kilvington

patrickkilvington@fmx.co.uk

07860 625 512