

115 - 119 High Street

West Wicham, BR4 0LT

An unbroken mixed use freehold income producing investment for sale.

GUIDE PRICE | £1,275,000

3
Commercial units

3
Residential flats

£101,900
Current annual income

INVESTMENT OPPORTUNITY





The Opportunity

The property comprises a mixed-use three storey parade incorporating three commercial units at ground-floor level together with three substantial split level flats. The surrounding area is affluent in nature making the location highly desirable to both residential and commercial tenants. The commercial elements are all health and beauty occupiers providing clean uses.

115 High Street is a barber shop with a lease expiring in April 2041. 117 High Street is a beauty salon with a lease expiring in November 2031 and 119 is a tanning salon with a lease expiring in September 2033. Both 117 and 119 High Street benefit from access to the rear of the property.

The residential accommodation is arranged over the first and second floors of the building and comprise three self-contained three-bedroom flats. Each flat benefits from both a small balcony to the front of the building and a larger balcony to the rear. The flats are accessed via a staircase to the rear of the building. We are advised that the residential elements benefit from Goodlord landlord rent protection and legal expenses insurance policies.

The property offers a balanced mixed- use investment in a popular location, with a combination of longer-term commercial leases and residential rental income.


Corza
PHOTO
BY FUJIFILM

Location

The property occupies a prominent position fronting West Wickham High Street, an established and popular commercial destination within the London Borough of Bromley.

The High Street benefits from strong levels of passing vehicular traffic and consistent pedestrian footfall. There are short term parking bays to the front of the property. West Wickham pay and display car park is to the rear of the building further promoting trade to the locality. The premises is well positioned to serve a substantial and densely populated surrounding residential catchment, with the High Street providing a mix of national operators, recognised brands and independent businesses.

Nearby occupiers include Subway, M&S Foodhall and a variety of independent retailers and service providers. The combination of a prominent High Street position, strong local catchment, transport links, passing trade and established occupier base makes the property an attractive proposition for investors seeking a well-located commercial investment in South East London retail location.

West Wickham train station is just 0.6 miles away and the High Street is a bus route making the location convenient for the commuter.




MOROCCANOIL



TENANCIES

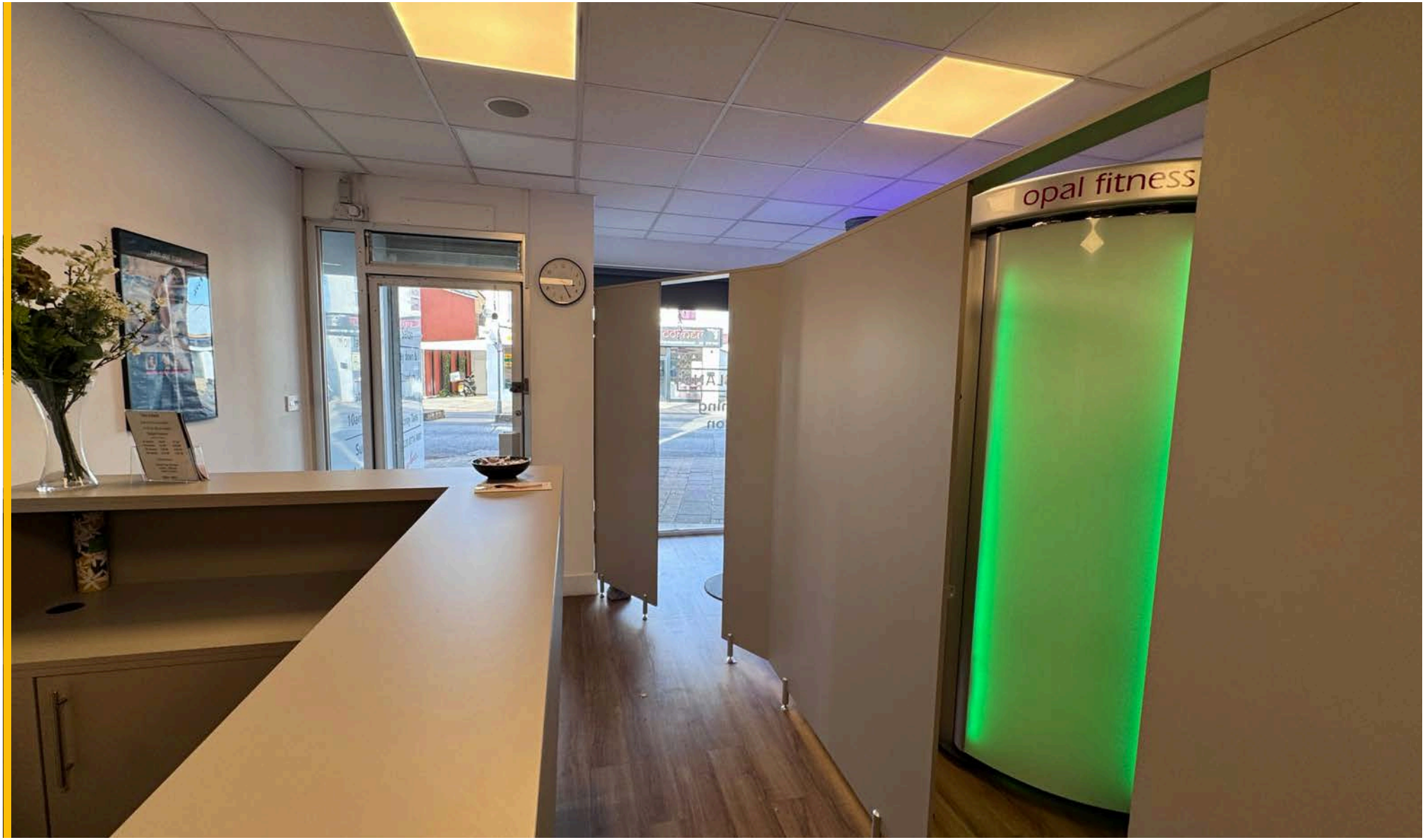
Accommodation	Business Rates / Council Tax	EPC	Annual Income & Tenancy Information
115 High Street Barber shop 15 m2 (161 ft2) approx.	**Rateable value** £9,900	**Band E** Score 106	**£13,500** 15-year lease expires in April 2041 with five-yearly rent reviews. Next review: April 2031. The lease is held under a personal name and there is a deposit of £6,750 held by the landlord.
117 High Street Beauty salon 77 m2 (828 ft2) approx.	**Rateable value** £17,000	A new EPC has been commissioned and will be made available upon request.	**£13,500** 15-year lease expires in November 2031. The most recent review (November 2026) has been implemented. The lease is held under a personal name and there is a deposit of £3000 held by the landlord. We are advised that there is a guarantor. It has been agreed that the tenant is to have a rent free period of one month in the first quarter of 2027 in lieu of tenant refurbishment.
119 High Street Tanning salon 59m2 (635 ft2) approx.	**Rateable value** £16,750	**Band C** Score 66	**£15,200** 10-year lease expires in September 2033 with three-yearly rent reviews. Next review: September 2029.
115A High Street Three-bedroom flat	**Council tax** Band C	**Band D** Score 64	**£20,100** A £1,815.00 deposit is held within the TDS.
117A High Street Three-bedroom flat	**Council tax** Band C	**Band D** Score 66	**£19,200 to be implemented on the 23/11/2026** A £1,755.00 deposit is held within the TDS.
119A High Street Three-bedroom flat	**Council tax** Band C	**Band D** Score 62	**£20,400** Reposit scheme used.
TOTAL ANNUAL INCOME			**£101,900 per annum**

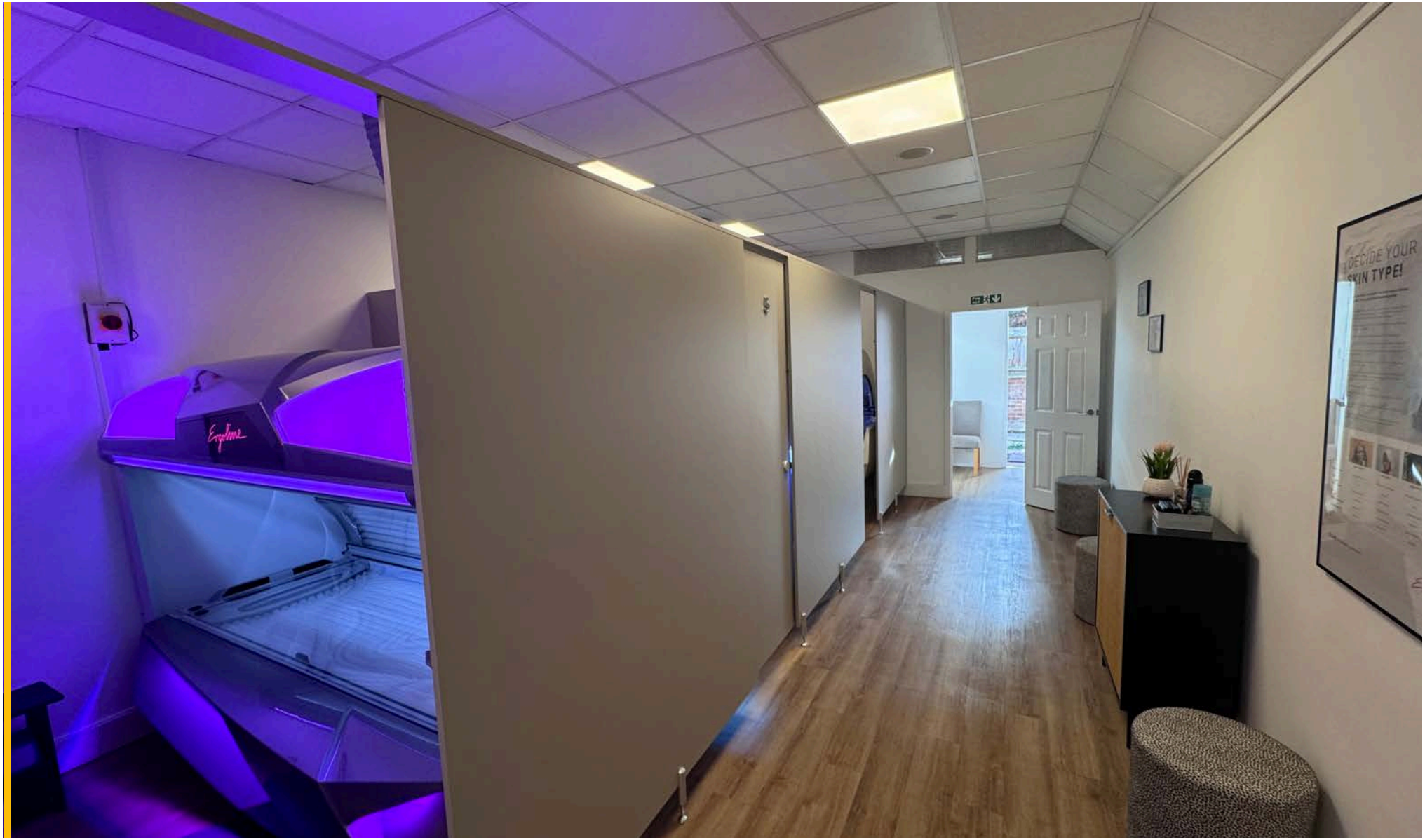
*** Interested parties should make enquires of the local authority regarding use, business rates / council tax and planning prior to offer.**

*** We are advised that the residential elements benefit from Goodlord landlord rent protection and legal expenses insurance policies.**

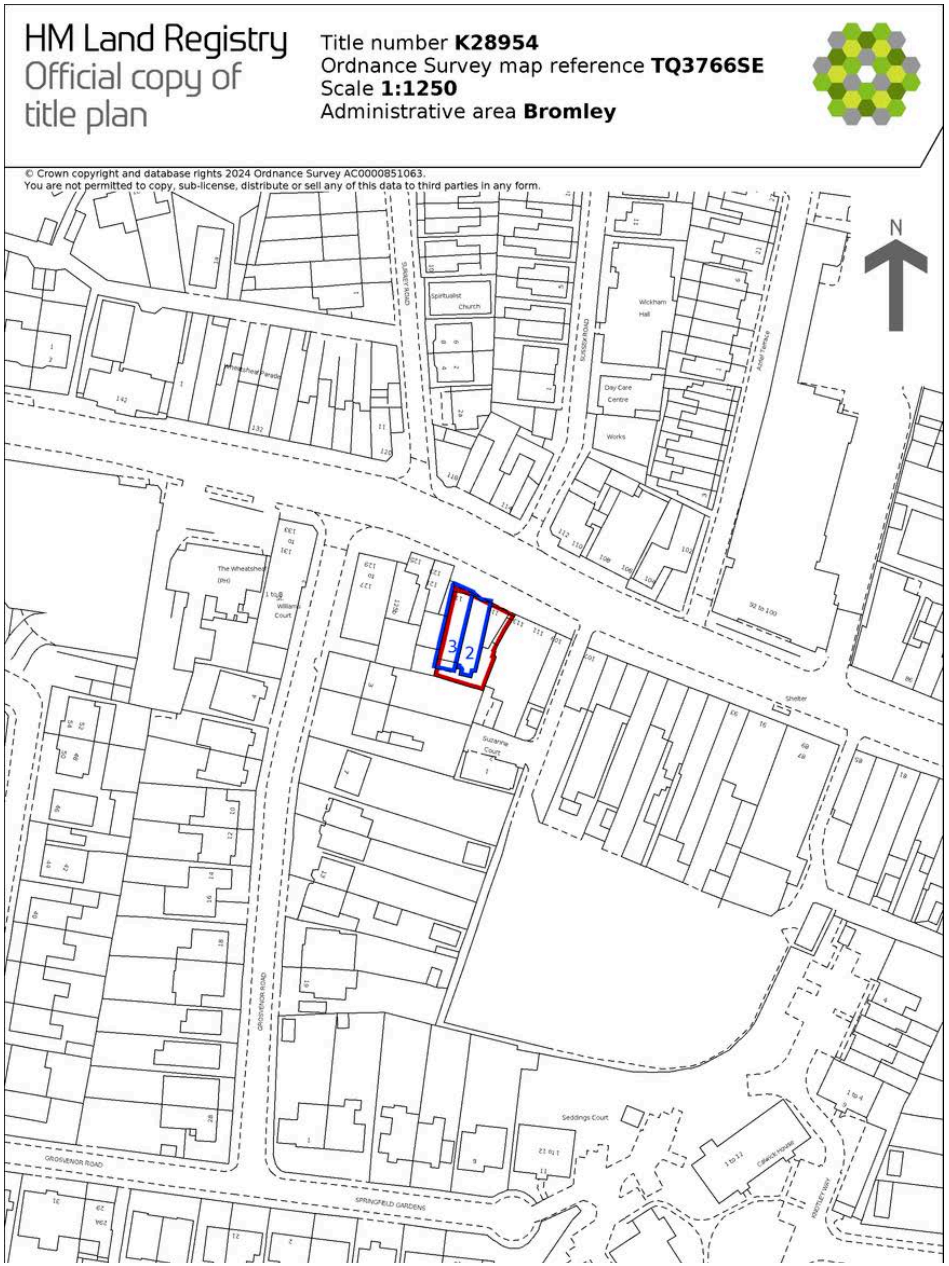



SUBWAY
Tanning
Salon


opal fitness


DECIDE YOUR
SKIN TYPE!

TITLE PLANS


HM Land Registry
Official copy of title plan
Title number K28954
Ordnance Survey map reference TQ3766SE
Scale 1:1250
Administrative area Bromley
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N
3
2
Spiritualist Church
Wickham Hall
Day Care Centre
Works
The Wheatsheaf (PH)
Williams Court
Shelter
Sudarine Court
Seddings Court
GROSVENOR ROAD
SPRINGFIELD GARDENS



Tenure

Freehold subject to the occupational tenancies.

Price

£1,275,000 (One million, two hundred and seventy five thousand pounds) representing a gross yield of 7.9% at the guide price.


HIS
MUST
BE
THE
PLACE

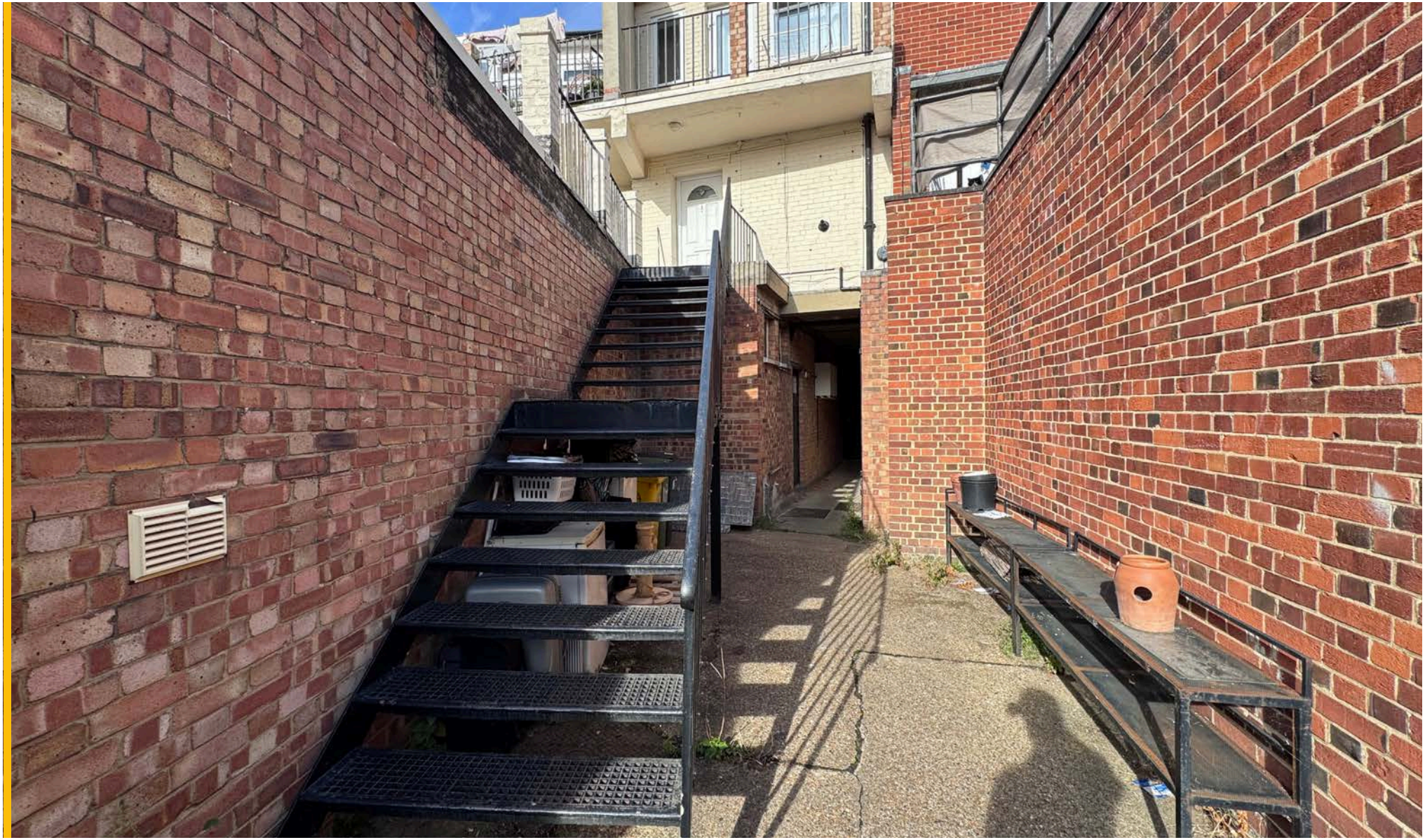

HELLO
LOVELY








Biffa












Prince George
Prince George


FAIRY
MASS









VAT

We are advised that the property is not elected to VAT.

CONTACT

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Agency Director

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0208 769 0161

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