

RETAIL/OFFICE  
**TO LET**

**020 8686 4400**  
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**G&P PROPERTY**  
COMMERCIAL FOCUS

 **11-13 Ravenswood Crescent**  
Ravenswood Court, West Wickham, Kent BR4 0JH



**USE CLASS E  
RETAIL/OFFICE UNIT**

**TO LET**

- Double fronted retail unit
- Internally partitioned to create meeting rooms and training space
- Kitchenette and wc's to rear

**Viewing by appointment**

G&P Property  
21-23 Southbridge Place  
Croydon  
Surrey, CR0 4HA

**020 8686 4400**

[info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

Nick Payne MRICS  
[nickp@gpcommercial.co.uk](mailto:nickp@gpcommercial.co.uk)

David Sutton BA (Hons)  
[davids@gpcommercial.co.uk](mailto:davids@gpcommercial.co.uk)



## 11-13 Ravenswood Crescent

Ravenswood Court, West Wickham, Kent BR4



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### Location

The property is located on Ravenswood Crescent on the cross roads with the Main A214 opposite the West Wickham Leisure Centre. The main centre of West Wickham is nearby with a variety of retailers including Sainsbury, Lidl, M&S and a number of other local retailers.

### Description/Accommodation

The property comprises a large double fronted predominantly open plan retail unit which is currently in use as a Care Agency Office. The property internally is partitioned in part to create meeting rooms and a training space with kitchenette and wc's to the rear. The property benefits from overhead inset lighting and skirting height networking.

The property would suit a variety of different uses under the broad E Class, Subject to Planning and Landlord's consent.

### Use

Use Class E

### Internal Area

Net internal areas as follows:

#### Ground Floor

Retail	162.52 sq m	1,782 sq ft
Kitchen	12.18 sq m	131 sq ft
Office	9.81 sq m	105 sq ft
<b>Total</b>	<b>198.56 sq m</b>	<b>2,137 sq ft</b>

### Terms

The property is amiable to let on a new effective full repairing and insuring Lease for a term of years to be agreed.

### Rent

£40,000 per annum plus VAT (if applicable).

### Business Rates

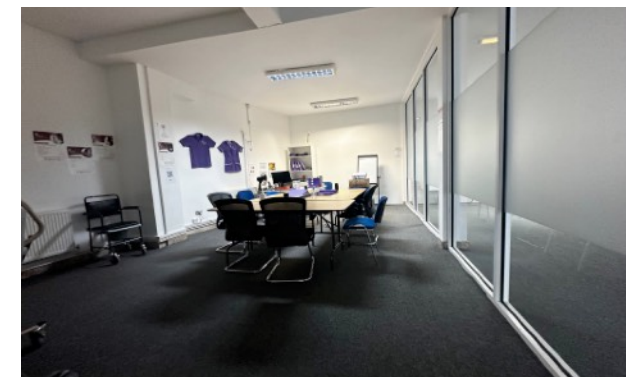
According to the Government website the property has a Rateable Value of £28,000. The UBR for 2023/24 is 49.9p in the £.

### Legal costs

Each Party to be responsible for their own legal costs incurred in this transaction.

### Energy Performance Certificate

Awaiting Energy Performance Certificate



### Property Misdescriptions Act

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