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6 Bell Parade,  
Glebe Way  
West Wickham  
Kent  
BR4 0RH

## Confidentially Available BUSINESS FOR SALE

### Location:

The property forms part of Bell Parade which is located on Wickham Court Road, close to the junction with West Wickham High Street (A232). As such it is in a convenient and prominent location just off the High Street with numerous multiple and independent retailers close by including Sainsburys, Boots, W H Smith, Costa Coffee, Pizza Express and Savers.

**SAT NAV: BR4 0RH**

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IMPORTANT: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited

**Energy Performance Certificate** HM Government  
Non-Domestic Building

6 Bell Parade  
Glebe Way  
WEST WICKHAM  
BR4 9RH

**Certificate Reference Number:**  
0090-3244-0390-1850-2060

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**



**Technical Information**

Main heating fuel: Grid Supplied Electricity  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 51  
 Assessment Level: 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 138.6  
 Primary energy use (kWh/m<sup>2</sup> per year): 819.82

**Benchmarks**

Buildings similar to this one could have ratings as follows:

22 If newly built  
 65 If typical of the existing stock



**THE GROUND FLOOR NET INTERNAL AREAS ARE AS FOLLOWS**

Area	sq m	sq ft
Retail/Sales Area	47.89	515

**The Business:**

Wendys Ironing Service has been established in this location for approximately 22 years and is available due to the planned retirement of the current owner.

Three years audited trading accounts are available upon request.

**Price:**

The business is available at a price of £22,000 Subject to Contract.

**Description/Accommodation:**

The business operates from retail premises in a very good position within West Wickham. One car parking space is available.

**Terms:**

The property is held under a lease expiring in January 2022 at a current rent of £11,500 per annum exclusive.

**Business Rates:**

According to the Government Website the current Rateable Value of the property is £12,250 . The UBR for 2019/20 is 49.1p in the £. NB: Small Business Relief may apply.

**Legal costs:**

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

**Energy Performance Certificate:**

Full information available upon request.

**Viewing:**

For further information, or to arrange an inspection please contact Sole Agents Gildersleve & Payne  
 Tel 020 8686 4400  
 Contact: Nick Payne MRICS  
 Email: [nickp@gpcommercial.co.uk](mailto:nickp@gpcommercial.co.uk)  
 or David Sutton BA (Hons)  
 Email: [davids@gpcommercial.co.uk](mailto:davids@gpcommercial.co.uk)

**Property Misdescriptions Act 1991**  
 Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

**Code of Practice**  
 Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institution and trade associations or through the website [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

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