



The Wheatsheaf

135 High Street, West Wickham, London, BR4 0LU

Tenure: Leasehold

Price: £85,000

Ref: 51681

**Sidney
Phillips**

Leisure & Hospitality Specialists



Key Features

- Central position in bustling West Wickham
- Eye-catching two-storey public house
- 75 cover bar and restaurant
- Front and rear trade gardens (150 – 160)
- Four bedroom accommodation
- New lease with favourable barrelage discount

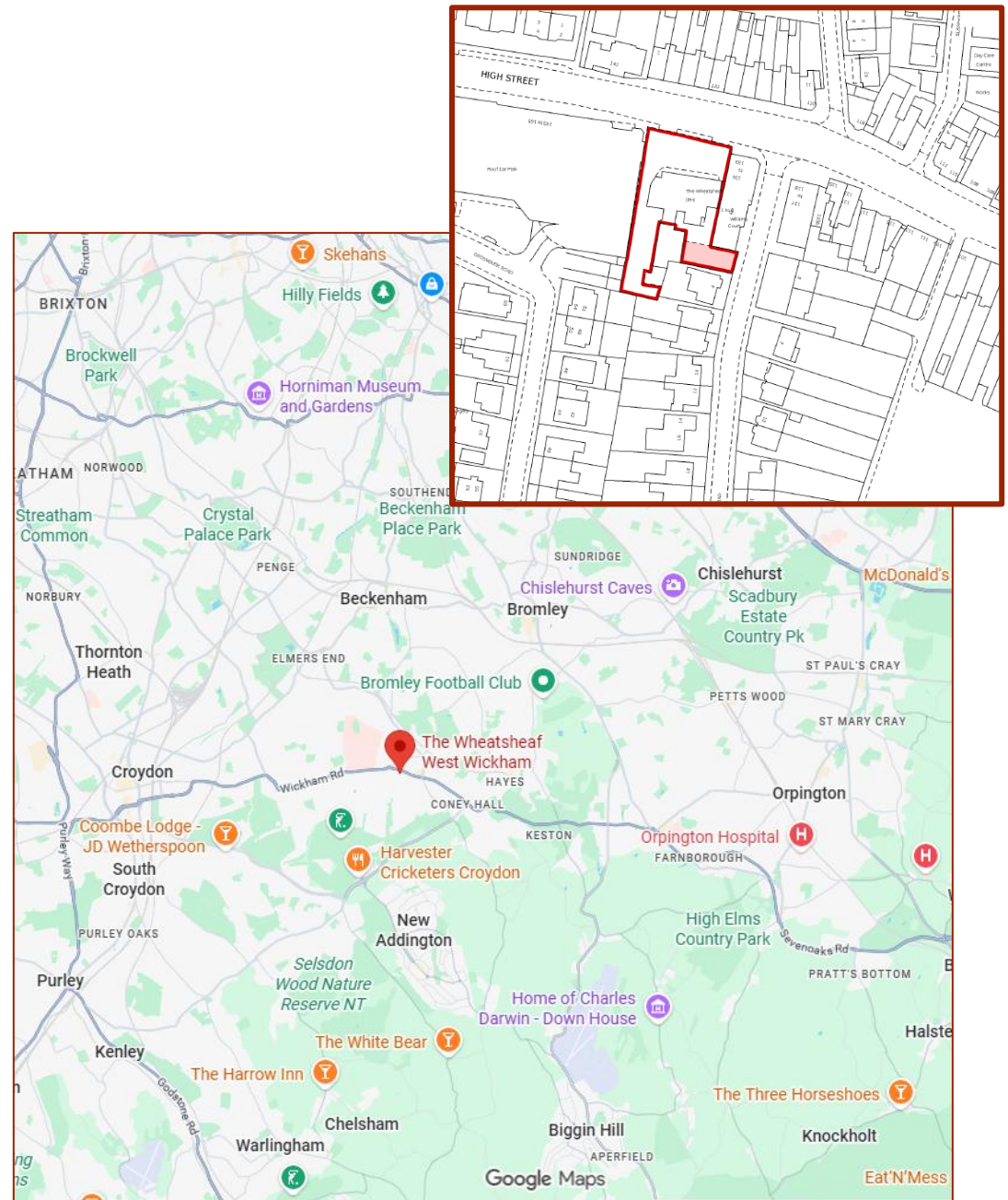
Location

The Wheatsheaf is situated in the affluent South-East London town of West Wickham, in the London Borough of Bromley. It lies approximately 10 miles south-east of Charing Cross, close to Park Langley, Eden Park, Beckenham and Bromley town centre. This popular London suburb, consisting predominantly of 1930s housing, benefits from a bustling High Street on which The Wheatsheaf is positioned. The High Street houses a number of independent and national retailers and hospitality outlets.

The town sits on Glebe Way/Croydon Road, a busy arterial road between Croydon and the M25. West Wickham Station provides services in TFL Travel Card Zone 5 with services running to London Charing Cross and Hayes. The area benefits from being served by several TFL bus routes.

The Property

The Wheatsheaf is an eye catching two-storey public house benefitting from a central position within the High Street. The property is of red brick construction under a pitched tile roof and greatly benefits from footfall from the neighbouring Sainsbury's Superstore.



Trade Areas

- BAR: A spacious L-shaped trade area with central bar, decorative fireplace, air conditioning and seating for 75. The bar is conveniently laid out to provide a distinct differentiation between eating and drinking areas.
- LADIES' TOILETS.
- TWO GENTLEMEN'S TOILETS.
- TRADE KITCHEN: With double deep fat fryer, six burner range cooker, convection oven and undercounter fridges.
- KP/WASH-UP AREA: With commercial pass-through dishwasher and fridges and freezers.
- STORAGE.
- BARN STORAGE.
- BASEMENT CELLAR: Divided into a chilled barrel store and separate ambient bottle room.



Owners' Accommodation

Located across the first and second floor, comprising:

- FOUR DOUBLE BEDROOMS.
- KITCHEN.
- BATHROOM.
- OFFICE.
- OFFICE/STOREROOM.

External

- FRONT TRADE PATIO: Laid to resin and housing 11 round picnic benches.
- REAR PATIO: Part covered and providing seating for 90.
- THREE TRADE YARDS.
- CAR PARK: Space for 12 vehicles.





The Business

The Wheatsheaf operates as a warm and welcoming public house and eatery which serves the needs of the local community. It is known for its affordable traditional food offering as well as its ability to cater for functions such as christenings and wakes. The Wheatsheaf hosts regular live music which also draws in custom from further afield.

It is our understanding that net turnover for the year ending 31st October 2025 stood at £515,562 which in turn generated a net profit in the region of £80,000. Further accounting details can be made available to seriously interested parties following a formal viewing.

The Wheatsheaf would suit a hands-on owner or small multiple operator alike with management team to install. A new owner could further increase turnover with an increased marketing budget focused at younger drinkers and diners utilising social media.







Tenure & Price

LEASEHOLD £85,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Wheatsheaf is held on a full repairing and insuring lease from Greene King, for a term of ten years commencing March 2026. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £46,500 per annum subject to five yearly rent reviews. The lease is of partial tie, tied on draught products but does enjoy a £180 barrel discount. The lease is free-of-tie on wines, spirits and minerals.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

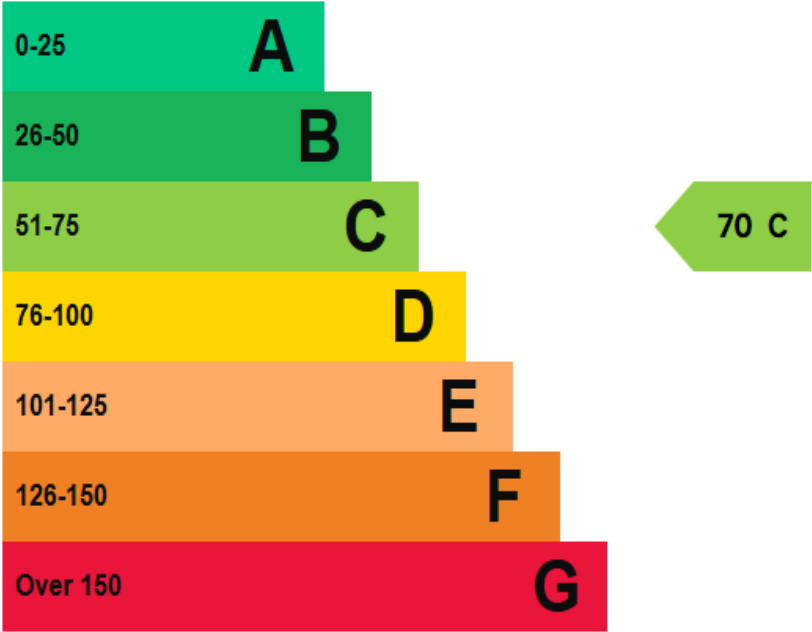
A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £24,200

Local Authority: London Borough of Bromley





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.