

BECKENHAM

110-112 BECKENHAM ROAD

BR3 4RH

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET - A3 RESTAURANT/A5 TAKEAWAY USE
AVAILABLE VACANT OR WITH RESTAURANT FIXTURES AND FITTINGS**

Location

Beckenham is located within the London Borough of Bromley and lies adjacent to Bromley, Penge and Elmers End. The town is well served for road transport next to the South Circular (A205) leading into London. The town is popular with commuters and the property is positioned adjacent to Beckenham Road Tram Stop. The property is located within an established parade .

Description

The property is of brick construction and comprises a mid-terrace retail unit with private forecourt set out over ground floor level and currently arranged to provide customer seating area, kitchen, takeaway area and WC. The unit is currently trading as a fully fitted fish and chip takeaway & restaurant outlet which can be included in the sale. Alternatively, our client will remove all of the fixtures and fittings in return for a reduced premium. Internally the premises are fitted out to a good standard throughout and provides a good opportunity to take over the existing business.



Accommodation

(with approximate dimensions and floor areas)

Sales Area	770 sq.ft	71 sq.m
Kitchen		
WC		

Terms

Available by way of an Assignment. The premises are held upon an existing full repairing and insuring lease for an unexpired term of 13 years. The current rental is £15,500 per annum exclusive with reviews every 4 years. Our client is seeking a premium, full details overleaf.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Rating Assessment	Premium
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,162.50 (2018/19 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<p>£50,000 (Fifty Thousand Pounds) for the benefit of the leasehold interest, client's goodwill and the following fixtures/fittings:-</p> <p>Fish and Chip Shop:</p> <p>3 x upright fridges, 1 x double upright freezer ,3 under counter fridges, 1 under counter freezer, refrigerated prep counter microwaves,6 pot bain marie, menu board, digital touch screen tills x 2, card machine, Hand sinks, Large double sinks with drainers, Washing machine, Prep trolley.</p> <p>Kebab Shop:</p> <p>Kebab machine, Electric kebab knife, 900mm large chargrill and stand , Prep table freezer unit, Shelving, Sink and drainer, Hand sink, Serving counter, Canopy, Double basket fryer, Chip scoop tray and lamp.</p> <p>Alternatively our client is willing to remove the fixtures and fittings in return for a significantly reduced premium to the sum of £5,000 (Five Thousand Pounds).</p>
Legal Costs	
Each party to bear their own legal and professional fees.	
VAT	
We have been advised by our clients that VAT will NOT be payable upon the rental amount.	
Planning	
We are advised that planning consent was granted under application number 15/00970/FULL3 change of use from retail (class A1) to mixed use A3 (Restaurant) and A5 (Takeaway).	
Viewings	
<p>Available by prior appointment via Linays Commercial Limited.</p> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>	
	Commercial Energy Performance Certificate
	<div style="background-color: black; color: white; padding: 5px; text-align: center;">Energy Performance Asset Rating</div> <p style="text-align: center;">More energy efficient</p> <div style="display: flex; align-items: center;"> <div style="text-align: center;"> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">A+</div> <div style="background-color: #2E8B57; color: white; padding: 5px; margin-bottom: 5px;">A 0-25</div> <div style="background-color: #3CB371; color: white; padding: 5px; margin-bottom: 5px;">B 26-50</div> <div style="background-color: #70AD47; color: white; padding: 5px; margin-bottom: 5px;">C 51-75</div> <div style="background-color: #FFD700; color: black; padding: 5px; margin-bottom: 5px;">D 76-100</div> <div style="background-color: #FF8C00; color: black; padding: 5px; margin-bottom: 5px;">E 101-125</div> <div style="background-color: #FF4500; color: black; padding: 5px; margin-bottom: 5px;">F 126-150</div> <div style="background-color: #FF0000; color: white; padding: 5px;">G Over 150</div> </div> <div style="margin-left: 20px;"> <p style="font-size: small; color: blue;">..... Net zero CO₂ emissions</p> <div style="border: 1px solid black; padding: 5px; display: flex; align-items: center;"> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">66</div> <div style="font-size: small;">This is how energy efficient the building is.</div> </div> </div> </div> <p style="text-align: center;">Less energy efficient</p>

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