

# BECKENHAM

110-112 BECKENHAM ROAD

BR3 4RH

# LINAYS

COMMERCIAL

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**LEASE AVAILABLE – CONFIDENTIAL – ESTABLISHED FISH & CHIP BUSINESS**

## 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 benefits from a Grill/Kebab Takeaway outlet included in the sale.

Internally the premises are fitted out to a good standard throughout and provides a good opportunity to take over the existing business.

We're advised that currently weekly turnover is approx. £4,000.

## 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 in the region of £100,000 for the goodwill, stock, fixtures and fittings.

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/Lessees 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/Lessees 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

Ref: 4922

## Rating Assessment

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.

## 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).

Further details can be obtained from the London Borough of Bromley planning department 020 8303 7777 or alternative via the Local Authority website.

## Commercial Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building



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Certificate Reference Number:  
0680-0032-0019-3607-6002

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

More energy efficient



Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

66 This is how energy efficient the building is.

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 66  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 99.25  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built  
75 If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:  
Mandeep Cheema

Email:  
[mc@linays.co.uk](mailto:mc@linays.co.uk)

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