BECKENHAM

110-112 BECKENHAM ROAD BR3 4RH



26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

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

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

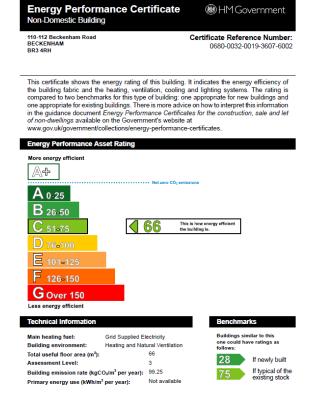
We have been advised by our clients that VAT will **NOT** be payable upon the rental amount.

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



Viewings

Available by prior appointment via Linays Commercial Limited.



Contact: Email:

Mandeep Cheema <u>mc@linays.co.uk</u>

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.