

BECKENHAM

REAR OF 134 HIGH STREET

BR3 1EA

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – FORMER CLUB MEETING HALL

Location

Beckenham is a popular suburb located in the borough of Bromley approx. 8 miles south-east of Central London and 5 miles north-east of Croydon. Beckenham Junction Railway Station is less than ½ mile from the property and provides frequent services to Central London.

The property is situated to the rear of the Card Factory shop premises at 134 High Street. The property is accessed via a shared access Road between 132 and 134 High Street. Adjacent to the property there is a modern development of flats.



Description

The property comprises a detached single-story building under a pitched roof. We are advised that the property has most recently been used as a private members club. There is a garden and parking area included which is approached via double access gates.

The property is in need of various repairs and decorations which can be discussed with our clients if required.

Accommodation

(with approximate dimensions and floor areas)

The property is currently arranged to provide a reception area, cloakroom, main hall and ladies & gents W/Cs.

Total Floor Area Approx. 48 sq m (516 sq.ft.)

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£200 per week (£10,400 per annum exclusive)**. Rents payable quarterly in advance. Our clients reserve the right to let the property on a lease to be granted outside the provisions of the Landlord and Tenant Act 1954 (as amended).

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 are unable to find upon the Valuation Office Agency (VOA) website a assessment for Business Rates. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to be responsible for the payment of their own legal and professional fees.

VAT

We have been advised by our clients that VAT will **not** be payable upon the rental amount under current legislation.

Notes

It is our understanding that the former use of the property as a club falls within a D2 use within the provisions of the Town and Country Planning Acts – Use Classes Order.

Our clients will consider alternative uses subject to the prospective tenant obtaining planning consent or such use being permitted development under the provisions of Town & Country Planning General Development Order (i.e. State funded school or nursery*; Temporary (2 years) to A1, A2, A3 or B1).

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



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Certificate Reference Number:
0799-9063-3930-2300-8113

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ 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

55

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 ²):	48
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	26.9
Primary energy use (kWh/m ² per year):	159.13

Benchmarks

Buildings similar to this one could have ratings as follows:

35	If newly built
102	If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Adrian Tutchings

Email:
commercialproperty@linays.co.uk

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