

BECKENHAM

259 CROYDON ROAD

BR3 3PS

LINAYS COMMERCIAL

26A STATION SQUARE
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TO LET – A1 RETAIL UNIT – PROMINENT MAIN ROAD POSITION

Location

Beckenham is a popular suburb located in the London Borough of Bromley. The area is well served by road with the A222 linking Bromley and Croydon. Beckenham Junction, Elmers End and Clock House Railway Stations are all situated within 1.2 km of the property.

The unit is located midway between High Street Beckenham and Upper Elmers End Road and part of a popular local parade of shops which have the benefit of a high volume of vehicular traffic.

Surrounding occupiers include convenience stores, a pharmacy and a number of local traders and catering establishments.



Description

Comprises an end of terrace lock-up shop unit with front forecourt. The premises are currently arranged to provide an open plan sales area with rear office, store and WC facilities.

Accommodation

(with approximate dimensions and floor areas)

Sales Area:	391 sq.ft	36.33 sq.m
Rear Office:	99 sq.ft	9.24 sq.m
Rear Store:	30 sq.ft	2.77 sq.m
WC:	-	-

Terms

The entire 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 **£15,000 (Fifteen Thousand Pounds)** per annum exclusive, payable quarterly in advance.

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	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that rates payable on the premises are £4,889 (2020/21). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p> <p>Prospective tenants may be able to obtain 100% relief from Business Rates under the Small Business Rate Relief Government Incentive and should contact the London Borough of Bromley Business Rates Department for further information.</p>	<p style="text-align: center;">Awaiting Assessment</p>
<h3>VAT</h3>	
<p>We have been advised by our clients that VAT will not be payable upon all rental amounts under current legislation.</p>	
<h3>Notes</h3>	<h3>Viewings</h3>
	<p>Available by prior appointment via Linays Commercial Limited.</p>
	<div data-bbox="928 1356 1240 1570" data-label="Image"> </div> <p>Contact: Adrian Tutchings</p> <p>Email: commercialproperty@linays.co.uk</p>