

BECKENHAM

2-10 CHAFFINCH ROAD

BR3 4LU

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – BODYSHOP PREMISES WITH FORECOURT



Location

Beckenham is a prosperous and popular suburb located in the Borough of Bromley approximately 8 miles south-east of Central London and 5 miles north-east of Croydon.

The premises are situated at the southern end of Chaffinch Road, close to its junction with Beckenham Road (A234). The property is located within approximately 60 metres (1-minute walk) of Clock House Railway Station.

Description

The property comprises a prominent, standalone industrial unit arranged at ground floor level, providing open plan workshop space fitted for bodyshop repair purposes with ancillary offices. The premises benefit from a front forecourt and gated concrete yard to the side. A list of equipment to be incorporated with the letting if required, including spray booth and oven is available upon request from the owner's agents.

Accommodation

(with approximate dimensions and floor areas – Gross Internal Area)

Total (GIA): **4,475 sq ft** (415.74 sq m)

Details Prepared 10/06/2020

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.

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£42,500 (Forty Two Thousand Five Hundred Pounds) per annum exclusive**.

Our clients reserve the right to grant the lease outside the security provisions of the Landlord and Tenant Act 1954 (as amended).

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are £9,828 (2020/21 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to pay their own legal fees in respect of this transaction.

VAT

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

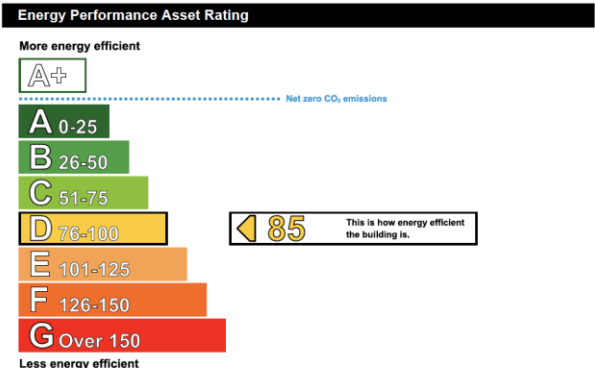
Commercial Energy Performance Certificate

Energy Performance Certificate 
 Non-Domestic Building

8 Chaffinch Road
 BECKENHAM
 BR3 4LU

Certificate Reference Number:
 0930-9914-0308-9800-0070

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.



Technical Information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	
Total useful floor area (m ²): 401	29 If newly built
Assessment Level: 3	86 If typical of the existing stock
Building emission rate (kgCO ₂ /m ² per year): 28.99	
Primary energy use (kWh/m ² per year): 169.89	

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
 Adrian Tutchings
 Toby Allitt
 Mandeep Cheema

Email:
commercialproperty@linays.co.uk
ta@linays.co.uk
mc@linays.co.uk