



AVAILABLE TO LET 1,474 SQ.FT/137 SQ.M

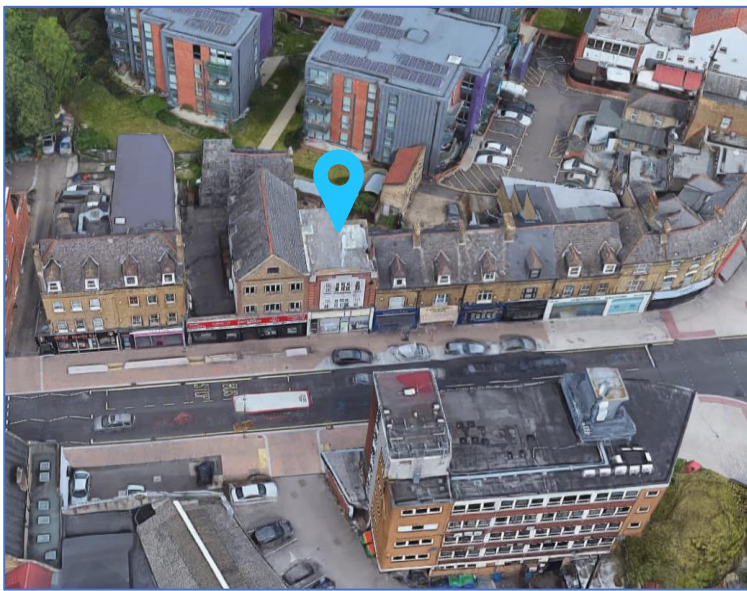
BECKENHAM

BR3 1EB

122-124 HIGH STREET

PROMINENT GROUND FLOOR RETAIL PREMISES

**TOWN CENTRE LOCATION – OPPOSITE NEW TRAVELODGE
CLASS E PLANNING USE, WOULD SUIT A WIDE VARIETY OF
OCCUPIERS INCLUDING RETAIL, RESTAURANT & OFFICES.**



LOCATION

Beckenham is a popular location situated within the London Borough of Bromley, approximately 10 miles south of Central London, 5 miles west of Bromley and 4 miles north of West Wickham. The town is located in the heart of the south east commuter belt and is one of the principal suburbs of the London Borough of Bexley. Beckenham Junction railway station is a short walk away where there are regular trains to London. The property is situated on the High Street (A222), a major thoroughfare offering direct access to Clock House with excellent levels of passing traffic. The property occupies a prominent position within an established parade with surrounding occupiers including Sainsburys, Slug & Lettuce and Boots.

Hotel chain Travelodge has recently announced that it will be opening a 68-room hotel directly opposite the subject property. Development works are underway and are expected to complete by winter 2022.

DESCRIPTION

The subject property comprises the ground floor within a mid terrace three storey building with part brick/part rendered facade. Internally the unit is effectively in shell condition with glazed shopfront and currently arranged to provide open plan space ready for an ingoing tenant to fit out to their required specification.

PLANNING

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial or professional services, café or restaurant (not take-away), clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. The above uses are all subject to Landlord's consent. Consent will be required for any alterations (e.g. ventilation & extraction).

ACCOMMODATION

The property comprises the following approximate Gross Internal Floor Areas (GIA):

Floor	Sq.Ft	Sq.M
Ground Floor	1,474	137

VAT

The property is not currently elected for VAT.

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 **£38,000 (Thirty Eight Thousand Pounds)** per annum exclusive.

RATEABLE VALUE

We understand from the Valuation Office Agency (VOA) website that the rates payable are £8,233.50 (2022/2023 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority.

ENERGY PERFORMANCE CERTIFICATE

Certificate Number: 0060-0032-5609-1479-4092
Rating: C

VIEWINGS

Available by prior appointment via joint letting agents;



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