



AVAILABLE TO LET 1,003 SQ.FT/93 SQ.M
BECKENHAM BR3 1AY
22 HIGH STREET

PROMINENT GROUND FLOOR RETAIL PREMISES
TOWN CENTRE / MAIN ROAD LOCATION
CLASS E PLANNING USE, WOULD SUIT A WIDE VARIETY OF OCCUPIERS INCLUDING RETAIL, RESTAURANT & OFFICES.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or 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.



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 within the borough. Beckenham Junction railway station is adjacent to the property where there are regular trains to London with a journey time of around 20-30 minutes. The property is situated on the High Street (A2015), a major thoroughfare with excellent levels of passing traffic and close to the junction with Albemarle Road and Rectory Road. The property occupies a prominent position within an established parade with surrounding occupiers including Marks & Spencer, KFH & Aitch & Aitch.

DESCRIPTION

22 High Street comprises a four-storey building of traditional brick construction with feature stonework set beneath a pitched roof. The available accommodation is at ground and basement floor level and was previously occupied as an Estate Agents. The property is fitted out to provide sales/office area (currently partitioned), kitchenette and 2 x WC's. A basement is accessed via a dedicated staircase and provides additional storage space. Features include air conditioning, full height glazed shopfront and part suspended ceilings with LED lighting (all untested).

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.

ACCOMMODATION

The property comprises the following approximate floor areas:

Floor	Sq.Ft	Sq.M
Sales Area	824	76
Ancillary/Storage	179	16
Internal Area (Net)	1,003	93
Basement	471	43

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 **£39,000 (Thirty-Nine Thousand Pounds)** per annum exclusive. The property is not currently elected for VAT.

RATEABLE VALUE

We understand from the Valuation Office Agency (VOA) website that the rates payable are £7,734.50 (2024/2025 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority.

ENERGY PERFORMANCE CERTIFICATE

Certificate Number: 5690-6611-4979-3643-5735
Rating: C

VIEWINGS

Available by prior appointment via sole letting agents;

Name: Mandeep Cheema
Email: mc@linays.co.uk
Tel: 07436548412

