

BECKENHAM

180 HIGH STREET

BR3 1EW

LINAYS

COMMERCIAL

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

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TO LET – RETAIL UNIT – PRIME HIGH STREET POSITION

Location

Beckenham is a popular suburb located in the London Borough of Bromley, situated 8 miles south-east of Central London.

The property occupies a prime High Street (A222) position surrounded by various national occupiers including Boots, Pret A Manger, Specsavers, Holland & Barrett and Nandos.

Beckenham Junction Rail Station lies close by and provides direct, regular services to London Bridge, Blackfriars and Victoria.



Description

The property comprises a mid-terrace retail unit set out at ground floor level, with modern glazed shop front.

The premises are currently arranged to provide an open plan sales area with air conditioning (untested), plus rear extension providing a staff kitchenette and accessible WC facilities.

The premises are considered suitable for a wide range of occupiers.

A floorplan is available upon request.

Accommodation

(with approximate dimensions and total floor areas)

Sales Area:	789 sq ft	(73.30 sq m)
Rear Extension:	282 sq ft	(26.21 sq m)
Yard:	342 sq ft	(31.80 sq m)

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 **£30,000 per annum exclusive**. Rents payable quarterly in advance. Available from July 2025.

Details prepared: 30/04/2025

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.

Ref: TA/5718

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the current rates payable upon the premises are £11,102.75 (1st April 2023).

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

Legal Costs

Each party to be responsible for their own legal fees in respect of this transaction.

VAT

We have been advised by our clients that the property **is not** currently elected for VAT.

AML

A successful bidder will be required to provide standard information to satisfy Anti-Money Laundering legislation at the point of agreeing Heads of Terms.

Commercial Energy Performance Certificate

Energy performance certificate (EPC)

180 High Street
BECKENHAM
BR3 1EW

Energy rating

D

Valid until: 25 August 2026

Certificate number: 0670-0636-7319-6598-3002

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

120 square metres

Rules on letting this property

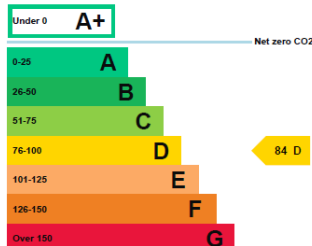
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Viewings

Available strictly by prior appointment via Sole Agents:



Contact:
Toby Allitt

Email:
ta@linays.co.uk

Mob:
07484904579

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