

BECKENHAM

3-4 THE MEWS

HIGH STREET

BR3 1AY

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – SELF CONTAINED COMMERCIAL PREMISES - 950 SQ.FT

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 High Street (A2015), is a major thoroughfare with excellent levels of passing traffic and close to the junction with Albemarle Road and Rectory Road.

'The Mews' is located to the rear of properties fronting 16 to 32 High Street, Beckenham and access is via a shared service road.



Accommodation

(with approximate floor areas)

3-4 The Mews	Sq.Ft	Sq.m
Ground Floor:	301	28.04
First Floor:	649	60.3
Total Net Internal Area:	950	88.2


Description

The property comprises a two storey building. Externally, forecourt parking/loading is available. Internally, the current layout provides ground floor entrance lobby, several storerooms, kitchenette and WC.

We understand the property is not listed, but is located within the boundary of the Beckenham Town Centre Conservation Area (2015).

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

Terms	Commercial Energy Performance Certificate
<p>The 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 £9,500 (Nine Thousand Five Hundred Pounds) per annum exclusive.</p>	<div data-bbox="699 306 1490 688"> <div> 3-4 The Mews High Street BECKENHAM BR3 1BQ </div> <div> Energy rating G </div> <div> Valid until 14 February 2027 </div> <div> Certificate number 0490-0633-6369-9892-9002 </div> </div>
Rating Assessment	Planning Permission
<p>We understand from the Valuation Office Agency (VOA) website that the rateable value is £4,750.00 (2025/26 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Occupiers may be able to obtain 100% relief from the payment of Business Rates under the current Small Business Rate Relief incentive and should contact the London Borough of Bromley.</p>	<p>Planning permission (Ref: 90/01726/FUL) was granted in October 1990 for 'use of premises for soft furnishing and upholstery workshop' and this is the current lawful permitted use.</p> <p>The Landlord is willing to consider alternative uses and we invite interested parties to submit terms conditional upon the grant of planning permission for their required use.</p>
Legal Costs	Viewings
<p>Each party is to be responsible for the payment of their own legal and professional fees.</p>	<p>By prior appointment via Linays Commercial Limited.</p>
VAT	
<p>We have been advised by our clients that VAT will not be payable upon the rental amount under current legislation.</p>	

THE PROPERTY MISDESCRIPTIONS ACT 1991

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