

BECKENHAM

247 High Street

BR3 1AB

LINAYS

COMMERCIAL

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

01689 875 511

**TO LET- FIRST & SECOND FLOOR OFFICE SUITE IN PROMINENT CENTRAL POSITION
APPROX 750 SQ FT (69.68 SQ M)**

Location

Beckenham is a prosperous and popular suburb located in the Borough of Bromley approx 8 miles south-east of Central London and 5 miles north-east of Croydon. The area is well served by road, the A222 linking Bromley and Croydon the A214 linking with the A21 and on to the M25 at Junction 4. There is a railway station within a short distance at Beckenham Junction which also links to the Metro System giving access to East Croydon.

The property is situated close to the junction of Beckenham High Street with Croydon Road and faces the Memorial roundabout and Odeon cinema.



Description

The available office accommodation comprises the first and second floors of a period building which are situated above an Estate Agents Office (Elite & Co). The premises benefit from a private entrance to the High Street (blue door in photo). The offices have the benefit of gas central heating (untested), fitted carpets & floor coverings, kitchenette and ladies' and gents' cloakrooms/WCs with shower cubicle. The unit includes a small shared rear garden area.

Accommodation

(with approximate dimensions and floor areas)

First Floor:

Front Office 17'3" x 14'3" (5.26m x 4.34m)

Rear Office 13'0" x 10'0" (3.96m x 3.05m)

Ladies & gents cloak room/ wc's

Second Floor:

Front Office 18'6" x 14'6" (5.64m x 4.42m)

Rear Office 13'0" x 10'0" (3.96m x 3.05m)

Small shared rear garden

Terms

The premises are to be let upon a new full repairing and lease at terms to be agreed at an initial rental of **£18,500 per annum exclusive**.

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

Features (all untested)

- Potential for alternative uses subject to planning permission
- Carpets & floor coverings
- Fluorescent Category II lighting
- Gas central heating
- Burglar alarm
- Shower cubicle
- Private High Street entrance
- Entry phone system
- kitchenette

Rating Assessment

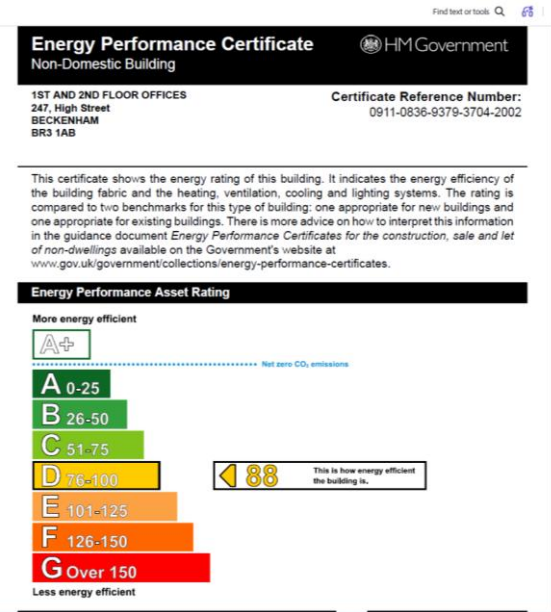
We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5,968.75 (2026/27 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Notes

We are advised by our client that planning permission was granted, variation of application ref: 12/01092 granted planning permission for flexible use within classes B1 and D1 under class E of schedule 2, part 3 of the Town and Country Planning (General Permitted Development) Order 1995 for office and craft center. Prospective tenants should make their owner enquiries of the planning authority London Borough of Bromley. We are advised that the most recent use of the premises has been as office accommodation.

<http://www.bromley.gov.uk/info/200074/planning>

Commercial Energy Performance Certificate



VAT

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

Legal Costs

Each Party is to be responsible for the payment of their own legal and professional costs.

Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:
Adrian Tutchings

Email:
commercialproperty@linays.co.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991

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