

BECKENHAM

186 HIGH STREET

BR3 1EN

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – PRIME RESTAURANT / TAKEAWAY PREMISES

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 plus rear kitchen, staff ancillary and storage areas. A floorplan is available upon request.

The premises benefit from planning consent for use as a restaurant/takeaway with extractor flue under [Application Reference: 20/04923/FULL1](#).

Accommodation

(with approximate dimensions and total floor areas)

Sales Area:	520 sq ft	(48.31 sq m)
Rear Ancillary:	367 sq ft	(34.10 sq m)
Total Area Approx:	887 sq ft	(82.41 sq m)
Rear Yard:	-	

Terms

The premises are available to let on a new full repairing and insuring lease for a term of years to be agreed at an initial rent of **£34,000 per annum exclusive**. Rents payable quarterly in advance. Subject to vacant possession.

Details prepared: 18/07/2026

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.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the current rates payable upon the premises are approx. £9,168 (April 2026).

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)

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Energy rating
E

Valid until: 2 December 2030

Certificate number: 9845-3538-5830-2903-8424

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

98 square metres

Rules on letting this property

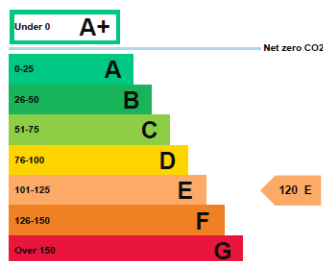
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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