



**BAXTER PHILIPS**  
**020 8313 9000**

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**SHOP TO LET**  
**A1/A2 USE**  
**\*\*\* RENT REDUCED \*\*\***

**257 CROYDON ROAD**  
**BECKENHAM**  
**BR3 3PS**



## LOCATION:

The premises are located on the eastern side of Croydon Road, Beckenham (A222) mid-point between High Street, Beckenham and Upper Elmers End Road. This location is approximately ½ mile from Beckenham High Street with its numerous leisure and retail facilities and Beckenham Junction Railway Station. The immediate area is of mixed commercial and residential activity and there is a high volume of passing vehicular traffic due to its frontage to the busy, aforementioned A222.

## DESCRIPTION:

The premises form a shop unit benefiting from a kitchen and W.C. There is currently two stud partitioned offices to the rear. The shop has A2 use which also allows A1 use by way of permitted development. The premises themselves benefit from GFCH, CAT II boxes and a combination of laminate wood flooring and carpeting (to the partitioned offices)

## ACCOMMODATION:

The premises have the following approximate areas and dimensions.

Retail width	15'7
Retail depth	27'9
Total Retail Area	431 sq ft – 40.04 sq m
Kitchen	
W.C	

## TERMS:

The premises are available to let on a new lease to be agreed, but with provision for regular rent review.

## SERVICES:

The mention of any appliances or services in these particulars does not imply they are in working order.

## RENT:

**£13,700 per annum exclusive**

## LEGAL COSTS:

Each party to bear their own legal costs incurred in this transaction.

## RATES:

RV 2017 **£8,800**

UBR 2019-2020 49.1p in the £

Small business rate relief maybe applicable if the rateable value is £15,000 or below. Please find further details using this link at <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## EPC:

Rating: D-77

## V.A.T.:

The terms quoted exclude V.A.T

## VIEWING:

Strictly via sole agents:

Baxter Philips - Tel: 020 8313 9000

**Subject to contract**

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