



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

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**TOWN CENTRE PROMINENT  
RETAIL UNIT  
TO LET**

**7 ALBEMARLE ROAD  
BECKENHAM JUNCTION  
BR3 5HZ**

## LOCATION:

The property is situated in central Beckenham on Albemarle Road but close to the busy junction with High Street, Southend Road and Rectory Road (A2015) and opposite Beckenham Junction Train Station. Beckenham is a suburb within the London Borough of Bromley. Beckenham is within the northern part of the borough, to the west of Bromley town and bordering onto South East London.

Beckenham benefits from a busy commercial centre and High Street where there are several office buildings and a good retail core with a variety of multiple retailers including branches of Marks & Spencer Simply Food, Sainsburys, Waitrose, Lidl, W H Smith, Boots the Chemist, Costa, Superdrug and the Carphone Warehouse supplemented by National and local independent concerns providing a good mix of restaurants, bars and pubs.

## DESCRIPTION:

The unit is modern, prominent and highly visible providing multiple frontage which is highly visible from the High Street and Albemarle road. There is on street parking immediately outside the property and on the other side of Albemarle Road.

## ACCOMMODATION:

The premises have the following dimensions and areas:

Retail Area: 3,379 sq ft – 313.91 sq m  
Kitchen & WC

## RENT:

**£75,000 per annum exclusive**

## TERMS:

Available by way of a new lease on FR&I basis. Term to be agreed.

## LEGAL COSTS:

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

## RATES:

RV 2017 £64,000

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-86**

## V.A.T.:

The terms quoted exclude any V.A.T. which our clients may have elected or be under a duty to impose

## VIEWING:

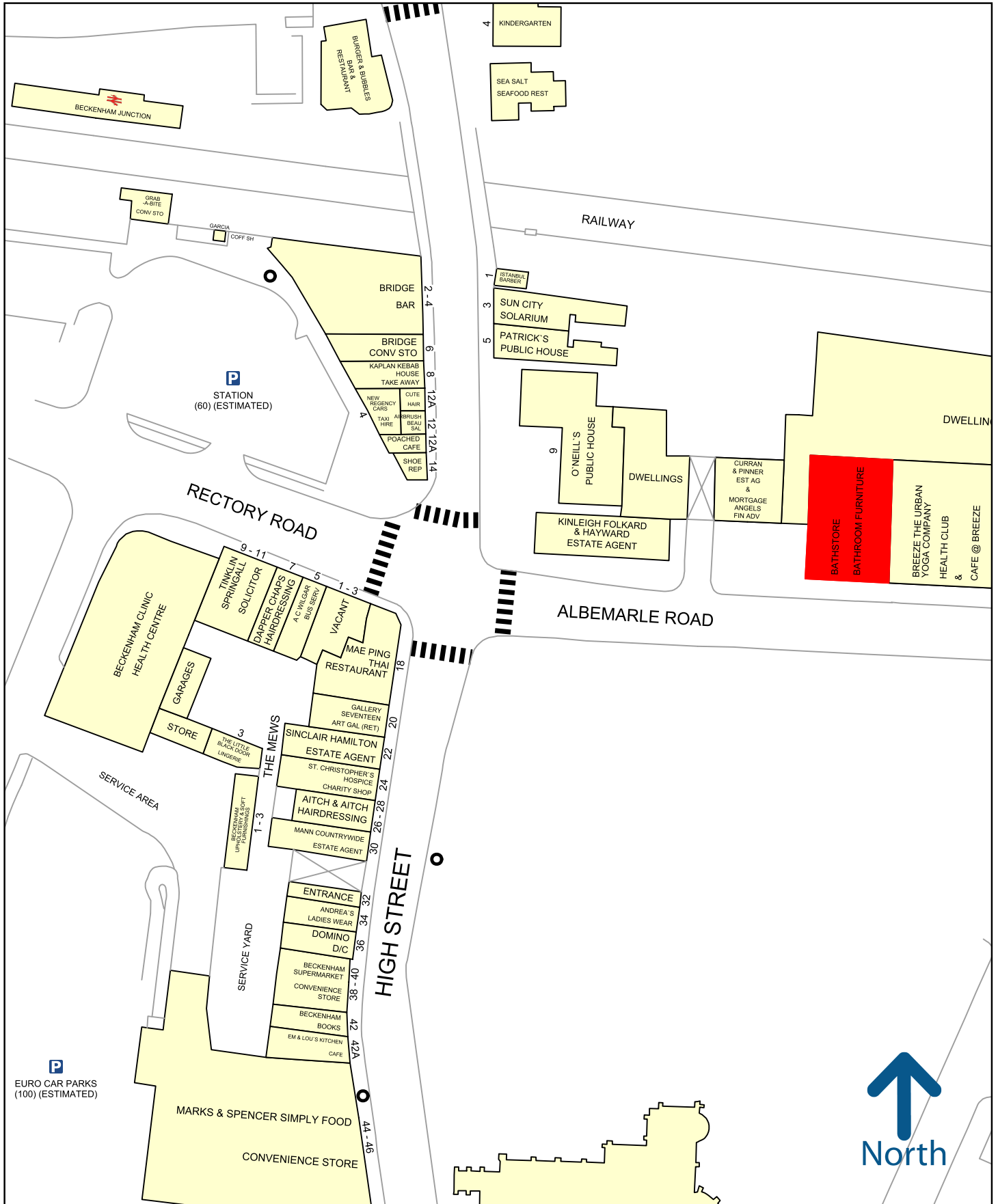
Strictly via joint agents Baxter Philips & CWM Out of Town

**Subject to contract**

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