



BAXTER PHILIPS
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A1 RETAIL UNIT TO LET

***** RENT REDUCED *****

**61 BECKENHAM ROAD
BECKENHAM
BR3 4PR**

LOCATION:

The subject premises is situated in a high profile secondary location fronting the A234 Beckenham Road which links the urban town centres of Penge to the north and Beckenham to the south within the London Borough of Bromley. Clockhouse Railway Station is within 100 yards whilst numerous bus routes use the aforementioned Beckenham Road (A234). The major district town of Bromley is approximately 3 miles to the east.

DESCRIPTION:

The premises form an A1 shop with a trap door basement and WC.

ACCOMMODATION:

The premises afford the approximate following area over ground and first floors

Retail Width	17' 4"
Retail Depth	21' 7"
Retail Area:	343 sq ft – 31.86 sq m

TERMS:

Available by way of new lease on FR&I terms for a period to be agreed.

RENT:

£13,500 per annum exclusive

SERVICES:

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

LEGAL COSTS:

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

RATES:

RV 2017 **£10,750**

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: C-52

V.A.T.:

Our clients inform us that the property is not elected for VAT and therefore VAT will not be payable in addition to the sale price.

VIEWING:

Strictly via sole agents:

Baxter Philips - Tel: 020 8313 9000

Subject to contract

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