



57

A1 EXPRESS

FOOD & WINE

OFF LICENCE

BECKENHAM SECURITY
020 8377 8228

BAXTER PHILIPS
020 8313 9000

baxterphilips.co.uk

A1 RETAIL UNIT TO LET

57 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 unit, with retail area, kitchen, WC and basement storage/ancillary space.

The entire premises is currently being refurbished, to include being replastered, re wired, new lights, new W.C and new kitchen. Basement benefits from good natural light to the rear.

ACCOMMODATION:

The premises form the following approximate areas.

Retail Width	29'11 (max)
Retail Depth	13'11 (max)
Retail Area:	398 sq ft – 36.98 sq m
W.C	
Kitchen/Storage	
Basement	488 sq ft - 45.34 sq m

TERMS:

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

SERVICES:

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

RENT:

£20,000 per annum exclusive

LEGAL COSTS:

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

RATES:

RV 2017 **£11,750**

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: 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 sole agents: Baxter Philips - Tel: 020 8313 9000

Subject to contract

Northside House · 69 Tweedy Road · Bromley · Kent BR1 3WA · T: 020 8313 9000 · E: info@baxterphilips.co.uk

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