

# BECKENHAM

93 Avenue Road, Clockhouse

BR3 4RX

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**TO LET – SHOP UNIT WITH BASEMENT & 3 BEDROOM FLAT  
SHOP AREA APPROX 270 SQ.FT (25.08M<sup>2</sup>)**

## Location

Beckenham is a prosperous and popular suburb located in the Borough of Bromley approximately 8 miles south-east of Central London and 5 miles north-east of Croydon. The area is well served by road, the A222 linking Bromley and Croydon the A214 linking with the A21 and on to the M25 at Junction 4 (Orpington).

The premises are situated within an established residential area close to the junction of Avenue Road and Ravenscroft Road. Kent House and Clockhouse Railway Stations are situated within approximately half a mile of the property. The Avenue Baptist Church is located diagonally opposite the property.



## Description

The premises comprises a ground floor lock up shop unit with forecourt area and basement storage. The Shop currently incorporates a kitchenette area (all untested) and we are advised that the shop was last used as a local convenience store.

There is a rear entrance to the property via a covered walkway which leads to a kitchen and dining area which links to the shop and provides an internal staircase to the first floor which comprises lounge, three bedrooms and bathroom plus separate W/C.

## Accommodation

(with approximate dimensions and floor areas)

Forecourt

**Shop** Width 12'4" (3.76m) narrowing after 13'0" (3.96m) to 9'6" (2.90m)

Depth Total 24'7" (7.49m)

Currently incorporating kitchenette area (all untested)

**Sales area approx. 270 sq.ft (25.08m<sup>2</sup>)**

**Basement (restricted head room)** Approx 9'0" x 23'0" (2.74m) x (7.01m)

**Basement store approx. 200 sq.ft (18.58m<sup>2</sup>)**


The residential element of the building is accessed from the rear via a covered walkway. At ground floor level there is a kitchen and dining area with staircase leading to the first floor which comprises a lounge, three bedrooms, bathroom and separate cloakroom/ WC.

There is a small yard/ garden area to the rear plus external cloakroom.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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

Terms	CEPC
<p>The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of <b>£22,500 per annum exclusive</b>. Rents payable quarterly in advance.</p>	<p>Awaiting Assessment</p>
Rating Assessment	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £1,628.60, (2017/18 assessment). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p> <p>Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Bromley Business Rates Department.</p> <p>Plus Council Tax Assessment <b>Band C</b></p>	
VAT	Viewings
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the rental under current legislation.</p>	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="954 1318 1235 1520" style="text-align: center;">  <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT, BR5 1NA Fax: 01689 831416 <b>01689 875 511</b></p> </div> <p><b>Contact:</b> Adrian Tutchings Toby Allitt</p> <p><b>Email:</b> <a href="mailto:commercialproperty@linays.co.uk">commercialproperty@linays.co.uk</a> <a href="mailto:property@linays.co.uk">property@linays.co.uk</a></p>
Legal Costs	
<p>The ingoing tenant is to be responsible for the payment of both parties' legal fees.</p>	

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