

BECKENHAM

69 HIGH STREET

BR3 1AW

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET - COMMERCIAL, BUSINESS AND SERVICE USE PREMISES (CLASS E)
GROUND FLOOR LEVEL - PROMINENT POSITION – RETAIL/OFFICES**



Location & Description

Beckenham is a popular location situated within the London Borough of Bromley, approximately 10 miles south of Central London, 5 miles west of Bromley and 4 miles north of West Wickham. The town is located in the heart of the south east commuter belt and is one of the principal suburbs within the borough. Beckenham Junction railway station is within walking distance where there are regular trains to London with a journey time of around 20-30 minutes. The property is situated on the High Street (A2015), a major thoroughfare with excellent levels of passing traffic at the junction with Manor Road and Kelsey Park Road. The property occupies a prominent position within an established parade.

69 High Street comprises a mid-terrace building of traditional brick construction with feature stonework set beneath a pitched roof. The available accommodation is at ground floor level and the property is currently fitted out as offices to a good standard throughout to provide entrance reception, open plan office space, two meeting rooms, kitchen and WC's. Features include gas central heating, glazed shopfront and external courtyard area.

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£35,000 (Thirty Five Thousand Pounds)** per annum exclusive, payable quarterly in advance.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6861.25 (2024/25 assessment). Prospective tenants may be able to obtain rate relief under the Small Business Rate Relief incentive and should contact the Business Rates department of The London Borough of Bromley.

VAT

We have been advised by our clients that the property is **not** elected for VAT.

Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's approval.

Accommodation

Approx Net Internal Areas:

	Sq.Ft	Sq.m
<u>Ground Floor Commercial</u>		
Gross Internal Area	1319	122.6
Total Floor Area:	1319 sq.ft	122.6 sq. m

Commercial Energy Performance Certificate

69 High Street BECKENHAM BR3 1AW	Energy rating D
Valid until 7 July 2025	Certificate number 0994-0733-7230-6800-7503

Viewings

Available by prior appointment with Linays Commercial.

Contact: Adrian Tutchings Tel: 01689 875511