

# BECKENHAM

135/135A CROYDON ROAD

BR3 3RB

# LINAYS COMMERCIAL

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## FREEHOLD INVESTMENT FOR SALE – GROUND FLOOR CAFÉ PREMISES PLUS VACANT THREE-BEDROOM MAISONETTE

### Location

Beckenham is a popular town within the London Borough of Bromley, lying approx. 10 miles south of Central London and 1.7 miles south-east of Crystal Palace. The town is located in the heart of the southeast commuter belt and is one of the principal suburbs within the borough.

The property forms part of a popular local parade incorporating a number of independent retailers and restaurants.

Elmers End Railway Station and Tramlink Terminus is situated just 0.3 miles from the subject property.



### Description

The property comprises a mid-terrace, three-storey building forming part of an established local parade. The ground floor is arranged to provide a customer sales/seating area, enclosed front forecourt seating, rear commercial kitchen, WC plus rear hardstanding yard providing one parking space with vehicular access via a service road.

The upper maisonette benefits from front and rear access, providing an open plan kitchen, living room, utility room and family bathroom at first floor plus three bedrooms at second floor level.

### Accommodation

#### Ground Floor (NIA)

|               |           |              |
|---------------|-----------|--------------|
| Sales Area:   | 662 sq ft | (61.48 sq m) |
| Rear Kitchen: | 229 sq ft | (21.23 sq m) |
| Parking:      | 1 space   |              |



#### Upper 3-Bed Maisonette (GIA)

|             |             |               |
|-------------|-------------|---------------|
| Total Area: | 1,077 sq ft | (100.12 sq m) |
|-------------|-------------|---------------|

### Price

Guide Price: **£500,000 (Five Hundred Thousand Pounds)** for our client's freehold interest, subject to the occupational lease of the ground floor and vacant possession of the upper maisonette.

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

| Tenancies  | Energy Performance Certificates   |
|--|---|
| <p><b>Ground Floor</b> – let upon a full repairing and insuring lease to a private individual, at a passing rent of <b>£13,500 per annum exclusive</b>. The Tenant has served a Section 26 Notice bringing the current lease to an end on 12<sup>th</sup> July 2025. The premises are considered to be ‘under-rented’ at present and interested parties are invited to carry out their own investigations as regards current market rentals for the location.</p> <p><b>Upper Maisonette</b> – subject to vacant possession.</p> |   |
| VAT  | Legal Costs   |
| <p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the sale price under current legislation.</p>  | <p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>  |
|  | Viewings  |
|  | <p>Available strictly by prior appointment via Sole Agents:</p>  <p><b>Contact:</b><br/>Toby Allitt</p> <p><b>Email:</b><br/><a href="mailto:ta@linays.co.uk">ta@linays.co.uk</a></p> |