

BECKENHAM

2-10 CHAFFINCH ROAD

BR3 4LU

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – WORKSHOP/VEHICLE REPAIR PREMISES WITH FORECOURT & YARD



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 premises are situated at the southern end of Chaffinch Road, close to its junction with Beckenham Road (A234). The property is located within approximately 60 metres (1-minute walk) of Clock House Railway Station, providing direct and regular services to central London.

Description

The property comprises a prominent, standalone industrial unit arranged at ground floor level, providing open plan workshop space fitted for bodyshop repair purposes with ancillary offices.

The premises benefit from two roller shutter doors, spray booth plus front forecourt with a further gated hardstanding yard to the side.

Accommodation

(with approximate dimensions and floor areas – Gross Internal Area)

Gross Internal Area: 4,475 sq ft (415.74 sq m)

Details Prepared 23/01/2025

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.

Ref: TA/5685

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 **£56,000 (Fifty-Six Thousand Pounds) per annum exclusive**.

The lease is to be granted **outside** the security of tenure provisions of the Landlord and Tenant Act 1954 (as amended).

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are £19,086 per annum (April 2023).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to pay their own legal fees in respect of this transaction.

VAT

We have been advised by our clients that VAT **will not** be payable upon the rental under current legislation.

Commercial Energy Performance Certificate

Energy performance certificate (EPC)

8 Chaffinch Road BECKENHAM BR3 4LU	Energy rating D	Valid until: 25 July 2028
		Certificate number: 0930-9914-0308-9800-0070

Property type	B1 Offices and Workshop businesses
Total floor area	401 square metres

Rules on letting this property

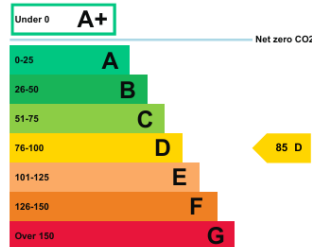
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Viewings

Available by prior appointment via Sole Agents:



Contact:

Toby Allitt
Mandeep Cheema

Email:

ta@linays.co.uk
mc@linays.co.uk

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