

BECKENHAM

245-247 HIGH STREET

BR3 1BN

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**FREEHOLD SALE | MID TERRACE COMMERCIAL BUILDING
INVESTMENT OPPORTUNITY | PRODUCING £16,000PAX**



Location / Description

Beckenham is a popular location 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 and Clock House railway

stations are within walking distance where there are regular trains to London and Orpington. The building occupies a prominent position within an established parade on the High Street (A2015), a major thoroughfare with excellent levels of passing traffic and footfall adjacent to the junction with Croydon Road. A range of local shops trade in this location and a Odeon Cinema is located opposite.

The property comprises a mid-terrace, three storey, commercial building set beneath a pitched roof with tiled coverings. The ground floor (245) is occupied as an Estate Agents and fitted out internally to the tenants preferred specification. The upper parts (247) are sold off on a long leasehold basis with access via a separate entrance from the pavement edge and provide office accommodation over first and second floor. Externally, the property incorporates a rear yard (concrete hard standing) which can be accessed via the ground floor.

Accommodation

(with approximate net internal areas)

Ground Floor (245):

Sales Area: 386 sq.ft 35.9sq.m

Ancillary 197sq.ft 18.3sq.m

WC & Rear Yard

Total Net Internal Area: 583 sq.ft 54.1sq.m

Upper Parts (247): Sold Off - Not Inspected.

Tenure/Price

Freehold – subject to the lease/s granted. We are instructed to seek offers at the sum of **£215,000 (Two Hundred and Fifteen Thousand Pounds)** exclusive. The upper parts are held by way of a Long Leasehold interest for a term of 250 years.

VAT

We are advised that the property is **not** elected for VAT.

AML

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

Lease

Lease Dated:	6 th December 2016
Property:	245 High Street Beckenham Kent.
Tenant:	Hartwell Estates Ltd
Guarantor:	Private Individual
Rent:	£16,000pax – paid monthly in advance.
Term:	10 Years from 1 st May 2017 ending 30 th April 2027.
Breaks:	1 st May 2022 (not exercised)
Rent Review Dates:	1 st May 2022 (outstanding)
Security of Tenure:	Within.

A copy of the lease is available on request.

CEPC**Further Information**

Available via selling agents:

