



# BECKENHAM

244-246 HIGH STREET BR3 1DZ



Shop To Let  
Prime Corner Location

## LOCATION

Beckenham is a town in the London Borough of Bromley with a population of c.82,000, situated 5 miles north east of Croydon and 17 miles south west of Dartford.

The town is served by excellent bus and train links to central London and benefits from good road communications with the A20 and M25, linking Beckenham to the surrounding towns and Dartford Crossing.

The property occupies a prominent corner trading position in the centre of the high street at its junction with The Drive and adjoins **The Salvation Army**. The primary entrance to **Sainsbury's** supermarket is directly opposite whilst other nearby occupiers of note include **Pizza Express**, **Paddy Power**, **Wimpy**, **Subway**, **Ladbrokes** and **Nando's**. **Lidl** and **M&S Simply Food** are also on the high street and within a short walking distance of the property.

The town centre benefits from a multi-storey shopper's car park situated on Village Way which offers 283 car parking spaces, whilst the nearby **Odeon Cinema** at the southern end of the high street offers 55 pay and display surface car parking spaces to the rear.

## ACCOMMODATION

The property is arranged over ground floor only, with the following approximate dimensions and net internal floor areas:-

Display Frontage	18.06 sq m	59 ft 3 ins
Internal Width (max)	11.02 m	36 ft 2 ins
Shop and Built Depth	18.62 m	61 ft 1 ins
Ground Floor Sales	164.53 sq m	1,771 sq ft

The property benefits from rear access and loading via The Drive.

## TERMS

The property is available by way of a new 10 year effectively full repairing and insuring lease at a commencing rental of **£45,000 per annum**, subject to 5 yearly upward only rent reviews.

## ENERGY PERFORMANCE CERTIFICATE

The property is rated within band D. A copy of the EPC is available upon request.

## RATES

Current Rateable Value	£39,663
Rate in the £ (2020/21)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

## LEGAL COSTS

Each party is responsible for their own costs incurred in a transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact agents:-

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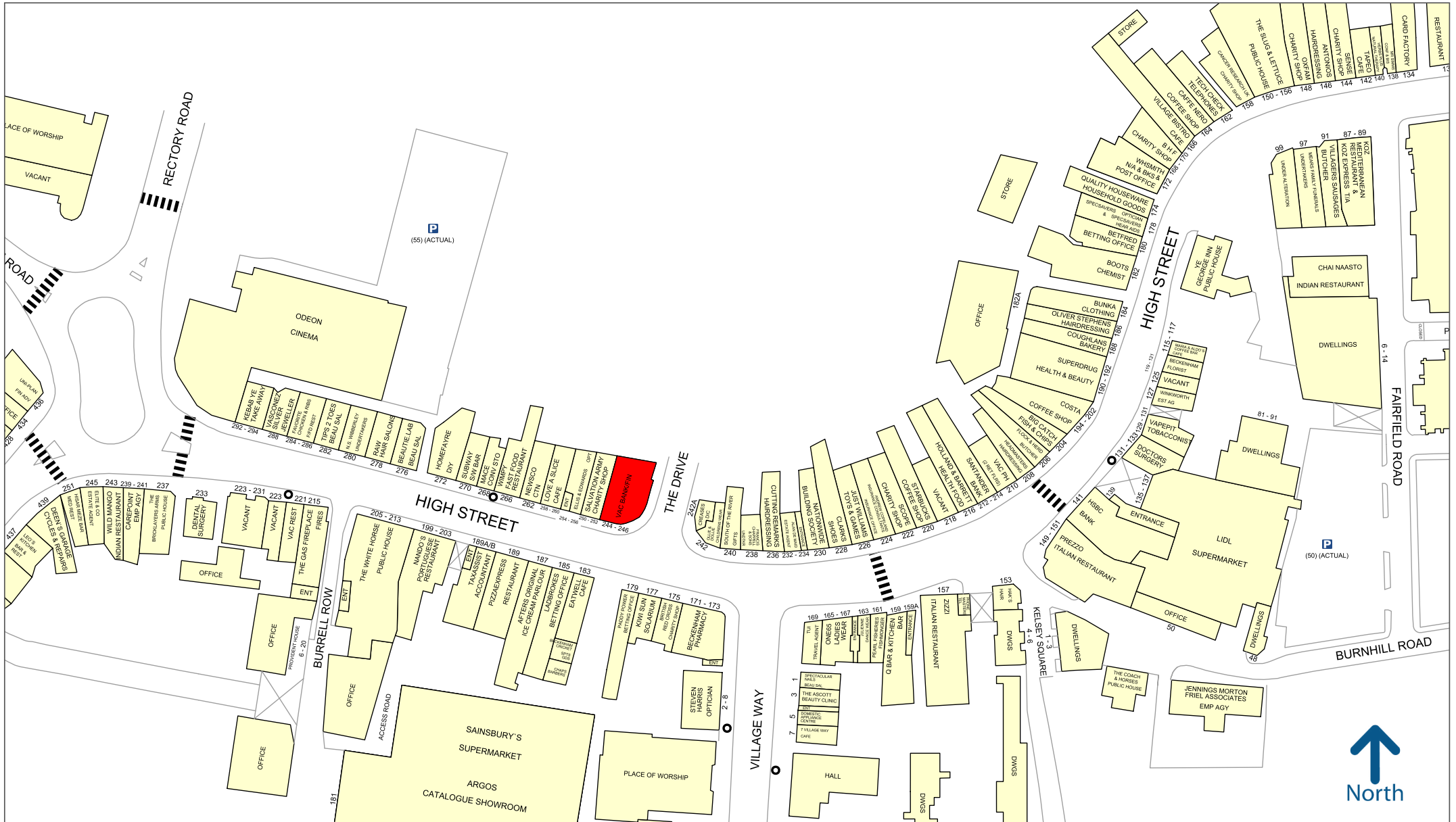
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50 metres

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