

PRIME CLASS E
OPPORTUNITY

BECKENHAM

168-170 HIGH STREET

SUBJECT TO VACANT POSSESSION

Description

Beckenham is a popular and established suburban centre in south-east London, located within the London Borough of Bromley is well connected providing direct links into the City and surrounding South London suburbs.

The subject property occupies a prominent position on Beckenham High Street, a well-established retail pitch serving the local residential catchment.

The High Street comprises a mix of national multiple retailers and local independent businesses. Nearby occupiers include **Boots, Superdrug, Costa Coffee, Café Nero** and **Pret A Manger**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor only, comprising the following area:

Ground Floor 1,259 sq. ft. (117.0 sq. m)

Lease

The premises are available, subject to vacant possession, on a new full repairing and insuring lease for a term to be agreed.

Rent

£50,000

per annum exclusive.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£32,250
UBR (26/27)	0.382p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of E 104. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

Freddie King 07545 386694
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Subject to Contract

