



TO LET

157 Beckenham Road
Beckenham
Kent
BR3 4PT

Hot Food Takeaway Unit
Approx. 638 Sq Ft





Location

The property is located on the Southern side of Beckenham Road (A234), adjacent to Clockhouse Railway Station and is a busy main thoroughfare between Penge to the West and Beckenham to the East and is surrounded by a high density of residential premises.

It is situated on a secondary retail parade in an area anchored by Sainsburys local, with a high volume of passing vehicular traffic. The area benefits from good transport links, with numerous bus routes passing directly outside the property and the Clockhouse Station with its fast and direct links into London.

Description

The property comprises a former Indian Takeaway premises and is fitted accordingly, with a serving area and kitchen, along with W.C to the ground floor, with basement ancillary/storage, which leads directly to the parking/loading area to the rear of the property.

Property Size

The unit has been measured on a Net Internal Area (NIA) basis and provides the following accommodation:

Ground floor retail	28.15 sq m (303 sq ft)
W.C facilities	
Basement	31.22 sq m (335 sq ft)

Property Terms

The property is available by way of a new lease on effective Full Repairing and Insuring lease, outside the security of tenure of the Landlord & Tenant Act 1954.

Rent

£15,000 per annum exclusive.

Business Rates

The property is entered in the 2026 Rating List with a Rateable Value of £11,000. However, interested parties should make their own enquires to the local authority.

Planning

The premises are believed to have Suis Generis (Hot food takeaway) use. However, the prospective tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Legal Costs

Each party to pay their own legal costs.

VAT

Vat is applicable.

EPC

The property has an EPC rating of C (65).

Viewing

Strictly by prior arrangement with sole agents Hindwoods: 0208 858 9303.

Ben Lewis: B.Lewis@hindwoods.co.uk



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