



141 High Street Beckenham, BR3 1BX

Re-Assignment of lease.

2,811 sq ft
(261.15 sq m)

- Highly visible façade.
- Located within a premium retail district.
- Impressive open-plan layout.
- Suitable for a wide range of Use Class E occupiers.
- Available with a premium of £5,000 + VAT.

141 High Street, Beckenham, BR3 1BX

Summary

Available Size	2,811 sq ft
Business Rates	Upon Enquiry
EPC Rating	B (33)

Description

Situated in the heart of Beckenham’s bustling High Street, this prominent premises enjoys an excellent position with strong footfall and high visibility. The property is arranged as a residential estate agency office, offering approximately 2,811 sq ft over the ground floor and basement floors. It boasts a highly visible and charming frontage, an abundance of storage space and excellent natural light, ideal for attracting passing trade and a range of Use Class E occupiers. The surrounding area is home to a diverse mix of national retailers, independent shops, cafés, and restaurants, ensuring a vibrant local environment.

An assignment of the current lease is available, with a premium of £5,000 + VAT payable.

Location

Beckenham is a popular suburb located in the London Borough of Bromley, situated 8 miles south-east of Central London. The property occupies a prime High Street (A222) position surrounded by various national occupiers including Boots, Pret A Manger, Specsavers, Holland & Barrett and Nandos. Beckenham Junction Rail Station lies close by and provides direct, regular services into London including Victoria, London Bridge, and Blackfriars.

Terms

Rent: £65,000 per annum with a premium of £5,000 + VAT.

Rateable Value: £43,500 p/a.

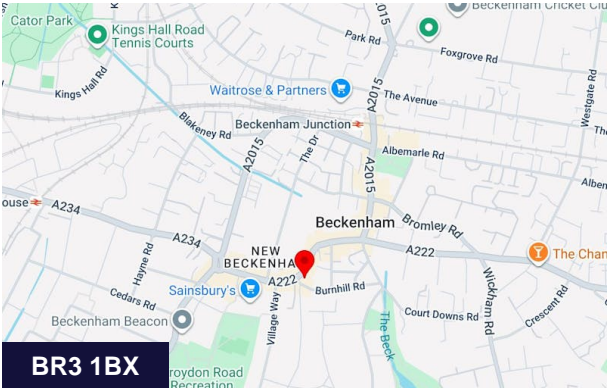
Rates Payable: £22,000 p/a. Please confirm this with the local authority The London Borough of Bromley.

EPC: B (33).

Possession: Full vacant possession immediately upon completion of legal formalities.

Lease Terms: Assignment of the existing lease expiring 21st August 2038.

Viewings: Strictly by appointment only via sole agents Winkworth.



Viewing & Further Information



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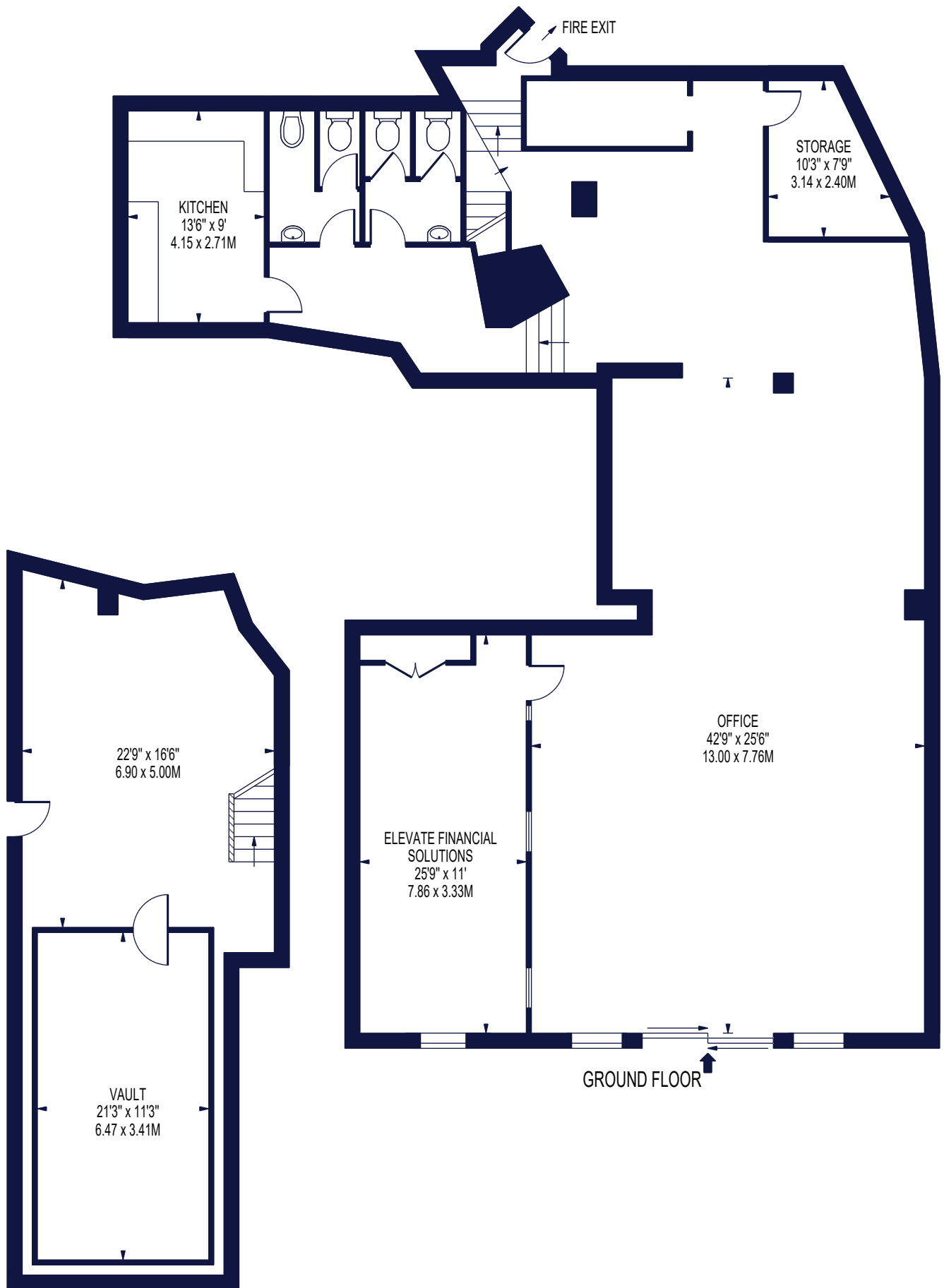


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APPROXIMATE GROSS INTERNAL FLOOR AREA: 2811 SQ FT - 261.19 SQ M



BASEMENT

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.