

Entire Upper Parts To Let above Gails Bakery (Not Ground Floor)

41-43 High Street, Beckenham BR3 1DA

FORTY

Description

The town of Beckenham forms part of the London Borough of Bromley and is located to the southeast of Central London.

The area with popular with commuters as it provides good rail access into Central London with direct service into London Bridge (35 minutes), and London Victoria (21 minutes) from Beckenham Junction.

In recent years tram link services have been established providing services from Beckenham Junction to Wimbledon via East Croydon.

The subject premises are located in High Street occupying a prominent corner position. Retailers of note and in the immediate vicinity include Boots Opticians and Snappy Snaps.

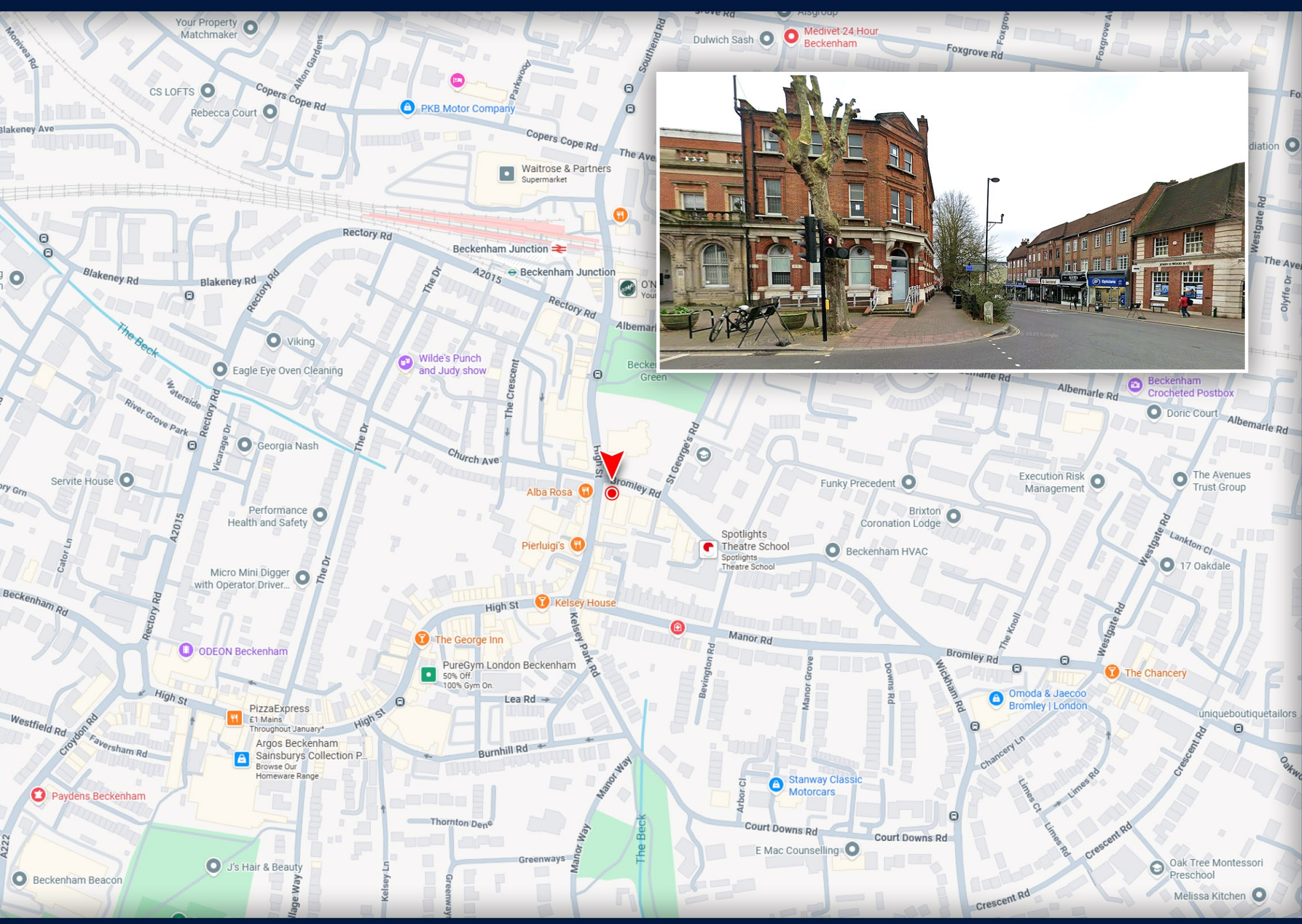
Accommodation

The premises are located on first and second floors only with a self-contained entrance from a separate ground floor entrance.

Area	(Approx)	
	ft²	(m²)
First Floor Ancillary	1194	(111)
Second Floor Ancillary	709	(66)

Total	1903	(177)

Plans of the accommodation are available on request.





Planning

The premises currently falls under a Class E use.

Terms

The property is offered to the market with vacant possession so are suitable for a variety of uses including offices, leisure, pilates, yoga etc.

Lease

A new lease by arrangement held outside the act with fixed 15% rental increases at the 5th year of the term.

Rent

£45,000 per annum exclusive of rates, service charges, landlords insurance and VAT if applicable.

Legal Costs

Each party to bear their own legal costs.

Further Information/Inspections

Please contact sole letting agents Forty Group.

Stephen Fixman BSc MRICS

stephen@fortygroup.co.uk (email)

07961 411 284 (mobile)

0204 541 4410 (office)

FORTY

For misrepresentation disclaimer text please visit www.fortygroup.co.uk

