

FOR SALE

FREEHOLD INVESTMENT

271/273 CROYDON ROAD, BECKENHAM BR3 3PS

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **COMMERCIAL AND RESIDENTIAL INVESTMENT**
- **DOUBLE FRONTED RETAIL PREMISES**
- **GROUND FLOOR LET - TWO RENT REVIEWS OUTSTANDING**
- **TWO 77 YEAR LEASES ON UPPER PARTS**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

271 - 273 CROYDON ROAD, BECKENHAM BR3 3PS

LOCATION

The property is located in a neighbourhood shopping location in Beckenham in the London Borough of Bromley, approximately 9.5 miles to the south of Central London. Croydon Road runs between Elmers End to the south and Beckenham town centre to the north.

Beckenham Junction mainline railway station is approximately 1 mile away.

DESCRIPTION

The property comprises a double fronted mid terrace retail shop with residential upper parts which are sold on long leases.

To the rear of the property is a lock up garage which connects internally to the back of the shop. The garage is accessed from a shared service road .

Access to Flat 271A is via the front of the shop which leads to an external staircase situated to the rear of the shop unit.

Flat 273A is accessed independently via the service road to the rear into a small garden area.

ACCOMMODATION

The ground floor shop has an approximate net internal floor area of:-

122.6 sq. m (1,320 sq. ft).

BUSINESS RATES

2023 Rateable Value: £26.750

TENURE

FREEHOLD subject to the following leases:

Ground Floor Shop: Lease for a term of 12 years from 24th December 2015. Current passing rent £14,000 pa. Rent reviews outstanding from 24/12/2018 & 24/12/2022. The lease is contracted inside the Landlord & Tenant Act 1954.

271A Croydon Road: 99 year lease from 29th September 2002 at a ground rent of £100 pa for the first 33 years and doubling thereafter.

273A Croydon Road: 99 year lease from 29th September 2002 at a ground rent of £100 pa for the first 33 years and doubling thereafter.

PRICE

Offers in the region of £400,000

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

These particulars are intended to give a fair description, but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable