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020 8313 9000

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TOWN CENTRE CLASS E PREMISES
FIRST AND SECOND FLOORS 1,380 sq. ft
TO LET

48 High Street
Beckenham High Street
BR3 1AY

LOCATION:

Beckenham has a busy commercial centre and the High Street has a good retail core with a variety of multiple retailers including branches of M&S Simply Food, Sainsburys, Waitrose, Lidl, and Superdrug alongside many popular independent businesses. The town is well supplied by bars, cafes, pubs and restaurants, and there is a Travelodge Hotel. The premises are located within the top part of Beckenham High Street next door to M&S Simply Food, opposite St George's Church and Beckenham Green, a two-minute walk from Beckenham Junction train station, bus and tram terminus with easy access by road and plentiful parking nearby.

DESCRIPTION:

The premises are on the first and second floors of this attractive period building, above the Fee & Brown coffee shop, accessed via a private entrance on the ground floor. The premises would suit a number of uses, including medical/clinical/health, offices, yoga/pilates and are characterful and well configured to provide a good blend of larger and smaller rooms, a kitchen and WC's.

ACCOMMODATION:

The premises have the following approximate areas: -

Floor	Sq. M	Sq. Ft
First	59.46	640
Second	68.75	740
Total:	128.21	1,380

RENT:

£32,000 per annum exclusive

TERMS:

Available by way of a new lease on FR&I basis. Term to be agreed.

RATES:

RV 2023

£18,750

UBR 2025-2026

49.9p in the £1

EPC:

Rating: D-78

VAT:

VAT is not payable on the rent.

LEGAL COSTS:

Each party to bear their own legal costs incurred in this transaction.

VIEWING:

Via sole agents:



Philip Lapper

Tel: 020 8313 9000

Email: philip.lapper@baxterphilips.co.uk

Subject to contract

5/7 Ravensbourne Road · Bromley · Kent BR1 1HN · T: 020 8313 9000 · E: info@baxterphilips.co.uk

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