

To Let: Upper Elmers End Road
Ground Floor Shop/Office Space

Rent: £18,000.00PA



Property Sales and Management



To Let

Upper Elmers End Road

Beckenham BR3

Rent: £18,000.00PA

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

E & C Estates: present this Office/Shop
To Let in Beckenham BR3

Viewing by appointment only
E & C Estates

Tel: 01322 227 528

57 Hythe Street, Dartford, DA1 1BG

*****Spacious Ground Floor Class E Shop For Rent In BR3*****

Available to RENT is this Spacious Ground Floor Class E Shop located within a retail parade In Beckenham BR3. This premises will suit a wide variety of class E use tenants, including Offices, Retail, Restaurants/Cafes etc. It is available to let on a new full repairing and insuring lease at £18,000.00 per annum based on agreed terms.

Beckenham BR3 is a popular South-Eastern location situated within the London Borough of Bromley and approximately 10 miles south of Central London. The property is situated on Upper Elmer End Road (A214), a major thoroughfare with excellent levels of passing traffic and 10 mins walk to Eden Park Train Station. This property also occupies a prominent position within an established parade with businesses on both sides of the road and Coop Supermarket right opposite.

Suitable For A Wide Range Of Uses

Use Class: E

EPC Rating: C

Off Street Parking To Rear

Rental:£18,000.00 Per Annum

Deposit:£4,500.00 (Equivalent of 3 Months Rent)

Advance Rent:£4,500.00 (Equivalent 3 Months Rent)

We understand that under the UK Government small business rates relief scheme, this shop is exempt from paying business rates. Interested parties are advised to please contact The Valuation Agency Office website for information on specific occupier rates.

Measurements:

Shop Floor: 26.23 x 16.92 (7.99 x 5.20m)

Kitchen Area: 13.47 x 7.06 (4.10 x 2.2m)

WC: 7.10 x 3.85 (2.2 x 1.2m)

ur to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.