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37 Croydon Road, Beckenham, BR3 4AB

A ground floor lock-up shop to let on a new lease. Small rates relief may apply.

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

37 Croydon Road, Beckenham, BR3 4AB

£15,000 Per Annum Exclusive

LOCATION: - The property is situated fronting Croydon Road, a busy vehicular road which runs between Elmers End and Beckenham. The property is a stone's throw from Elmers End overground station which provides access into the surrounding areas including Central London. There are bus routes that service the vicinity, and a bus stop is relatively close to the property. The surrounding area is a densely populated residential catchment which the property is able to service.

DESCRIPTION: - The property comprises a shop fronted single story premises arranged over the ground floor. The property has good security with shuttering across the entire frontage. The property was most recently used as an office and is currently arranged with office space to the front with a kitchenette and WC to the rear. The property is considered suitable for a variety of uses.

ACCOMMODATION: -

Gross frontage 4.571m (15ft)
Internal width 4.571m (15ft reducing to 2.521m (8ft))
Shop depth 13.2m (43ft²)
Sales area 46.077m² (495ft²) approx.
Kitchenette
WCs

USE/PLANNING: - The property currently falls within Class E of the current Town & Country Planning (Use Classes) Order.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT: - An initial rent of £15,000 (fifteen thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £7,100. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.servie.gov.uk/business-rates-find/search. [Small business rate relief may apply.](#)

VAT: - We understand that the property is not elected to VAT.

EPC RATING: - An EPC has been commissioned and will be available upon request.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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6th August 2024



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