



TO LET

159 Beckenham Road  
Beckenham  
Kent  
BR3 4PT

Shop And Basement With  
Parking





## Location

The property is located on the Southern side of Beckenham Road (A234), adjacent to Clockhouse Railway Station and is a busy main thoroughfare between Penge to the West and Beckenham to the East and is surrounded by a high density of residential premises.

It is situated on a secondary retail parade in an area anchored by Sainsburys local, with a high volume of passing vehicular traffic.

The area benefits from good transport links, with numerous bus routes passing directly outside the property and the Clockhouse Station with its fast and direct links into London.

## Description

The property comprises a former hairdressers and is fitted accordingly, with retail area and W.C to the ground floor, with basement ancillary/storage, including 2 partitioned rooms and a tea point, which leads directly to the parking/loading area to the rear of the property, where there is one demised parking space.

## Accommodation

The unit has been measured on a Net Internal Area (NIA) basis and provides the following accommodation:

Ground floor retail	30.38 sq m - 327 sq ft
W.C facilities	
Basement	27.63 sq m - 297 sq ft
(including tea point)	

## Rent

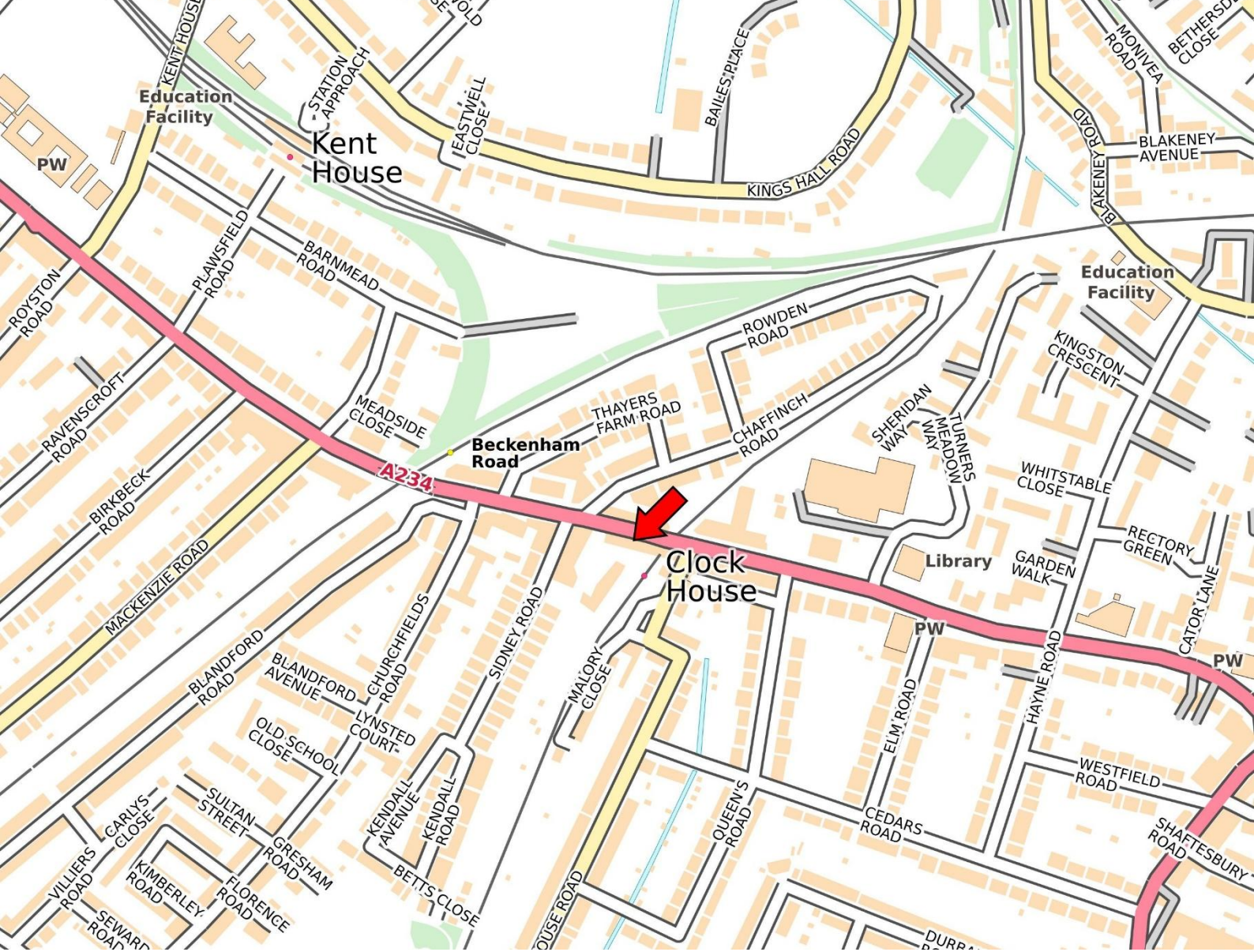
£15,000 per annum exclusive.

## VAT

VAT will be applicable.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



### Property Use

The property is believed to have E class use. However, interested parties should make their own enquiries of the local authority.

### Business Rates

The property is entered in the 2026 Rating List with a Rateable Value of £10,250. However, we advise that all interested parties make their own enquires of the local authorities.

### Property Terms/Tenure

The property is available to be let on a new effective Full Repairing and Insuring lease, for a term to be agreed, outside the security of tenure of the Landlord & Tenant Act 1954.

### EPC

An EPC has been commissioned.

### Viewings

Strictly by prior arrangement with sole agents on 020 8858 9303:

Ben Lewis

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