

Preliminary Details – Awaiting Photo

Shop To Let (A1/A2 Retail)
278 High Street, Beckenham BR3 1DY

Accommodation

A retail shop on the ground floor with a kitchen and WC to the rear. The property has a separate flat which is let on an AST. The shop has a ground floor area of 778 sq ft (72.28 sq m) and a frontage of 22ft 4in (6.81 m).

Lease

Our clients hold a Full Repairing and Insuring Lease until 28 May 2013. The lease is available subject to contract for assignment or alternatively a new sub-lease can be granted for a term up to 28 May 2013. Any sub-lease would be contracted out of the Landlord & Tenant Act 1954. A rent review is due on 24 June 2009.

The Flat is let for £950 pcm and the current rent for the whole property is £30,000 per annum exclusive of rates, service charge, and VAT if applicable.

Premium Offers are invited for an Assignment of the lease, or rental offers for the shop only in excess of £22,000 per annum.

Business Rates

The 2005 Rateable Value is £20,250 and the rates liability for 2008/2009 therefore £9,355.50.

Legal Costs

The incoming tenant to be responsible for the landlord's legal costs.

For further details / viewings, please contact sole agents:

JonesNorrisAdams
23 Barrett Street
St Christopher's Place
London W1U 1BF

Tel 0207 491 0207

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