



james ashley
commercial
property consultants

106 & 108 Beckenham Lane | **Shortlands** | **Kent** | **BR2 0DW**
FREEHOLD INVESTMENTS FOR SALE

106 & 108 Beckeham Lane | Shortlands | BR2 0DW | SHOPS & UPPERS FOR SALE

- ground & first floors, with rear yard/gardens
- shops let to a funeral directors & thai spa
- self-contained one bed flat (above number 108)
- combined building sizes: 165.36 m² (1,780 ft²) approx.
- total rental income: £49,000 per annum
- price: o.i.r.o. £895,000 freehold

DESCRIPTION

Two prominent shops/offices arranged over two floors, one end of terrace and the other mid terrace, with upper parts and rear yards/gardens accessed via a side access.

Number 106 is let to Chang Thai Spa, arranged over the ground and first floors. Number 108 is let to Gledhill & Sons Funeral Directors office on the ground floor. We are advised that the first floor self-contained one bedroom flat is let out to an individual. Contact us for further information.

There is potential to convert the upper floors and rear yard/garden areas into additional residential units, subject to planning and vacant possession.

LOCATION

Situated on Beckenham Lane (A222) between Ravensbourne Avenue and Meadow Road in Shortlands, diagonally opposite the train station and close to Bromley town centre.

Neighbouring occupiers include a supermarket, kitchen showroom, cafe, hairdressers, laundrette, fish & chip shop, estate agents, tailors and fire place showroom.

Shortlands mainline railway station is opposite the premises, providing services to London Victoria, London Blackfriars, Orpington and Sevenoaks. There are also buses serving the area located on Beckenham Lane.

ACCOMMODATION

	NUMBER 106		NUMBER 108		
Ground Floor Shops	46.91 m ²	505 ft ²	41.81 m ²	450 ft ²	
First Floor	39.95 m ²	430 ft ²	36.69 m ²	395 ft ²	
TOTAL	86.86 m²	935 ft²	78.50 m²	845 ft²	G.I.A

TENURE

Freehold. With the benefit of a 10 year lease from December 2024 on number 106 (Chang Thai Spa), at a passing rent of £25,000 per annum, with 3 yearly rent reviews and a tenant break in 2029.

Number 108 (Gledhill & Sons) has a 3 year lease in place from February 2025 for the ground floor shop/office, at a passing rent of £12,000 per annum. The self-contained first floor flat above is let out at £1,000 per calendar month.

FURTHER INFORMATION

Contact the vendors sole selling agents: -

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



James Ashley and any joint agents give notice that; 1). They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon. 2). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and James Ashley have not tested any services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.