



**James ashley**  
**commercial**  
property consultants

48 High Street | Beckenham | BR3 1AY  
SELF-CONTAINED OFFICES TO LET

# 48 High Street | Beckenham | BR3 1AY | SELF-CONTAINED OFFICES TO LET

- first & Second floors
- 128.20 m<sup>2</sup> (1,380 ft<sup>2</sup>) approx.
- 'e' use class
- alternative uses considered
- rent: £35,000 per annum
- next to m & s car park

## DESCRIPTION

Self-contained offices arranged over the first and second floors, comprising a reception room, 2 offices, a kitchen and 2 WC's on the first floor. The second floor provides a further three office rooms and a store room.

We understand that the premises benefit from having an 'E' Use Class (office), which includes leisure and medical. Alternative uses will be considered, such as educational and training - subject to planning.

## LOCATION

Located on the High Street (A222) above retail, next to Marks & Spencers between Church Avenue and Rectory Road (A2015) in the centre of Beckenham.

Nearby amenities include; various cafes, restaurants, bars, pubs, a cinema, supermarkets, post office, banks, a library, hotel, gyms and pay & display car park to the rear of the premises.

Beckenham Junction mainline railway station, is within walking distance, providing services to London Victoria, London Bridge, Bromley South and Orpington. There are also various buses serving the area located on the High Street nearby.

## ACCOMMODATION

|              |                       |                       |
|--------------|-----------------------|-----------------------|
| First floor  | 59.45 m <sup>2</sup>  | 640 ft <sup>2</sup>   |
| Second floor | 68.75 m <sup>2</sup>  | 740 ft <sup>2</sup>   |
| TOTAL        | 128.20 m <sup>2</sup> | 1,380 ft <sup>2</sup> |

## TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

## BUSINESS RATES

We understand that the Rateable Value is currently £28,000. Contact Bromley Council on 0300 303 8659 to confirm what amount might be payable.

## VIEWING

Strictly by prior appointment only, by contacting the landlords sole letting agents: -

**James Stefanopoulos or Ashley Brudenell**



✉ [info@jamescommercial.co.uk](mailto:info@jamescommercial.co.uk)

☎ 020 7127 8781

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