

SHW

MAKING PROPERTY WORK

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UPON THE INSTRUCTIONS OF Bromley THE LONDON BOROUGH

FOR SALE

RARE TOWN CENTRE FREEHOLD FOR SALE WITH POTENTIAL FOR FUTURE ALTERNATIVE USES (STPP) – 10,825 SQ FT (1,006 SQ M)

Beckenham Public Hall, 4 Bromley Road, Beckenham BR3 5JE

EXECUTIVE SUMMARY

- A prominent, detached Grade II listed Victorian building, currently split into two separate demises, one of which to the rear of the ground floor is let for the purposes of a private members club, whilst the remainder is currently let to MyTime Active providing wellbeing and leisure services to the local community and hosting religious services at weekends.
- The property will be sold subject to the existing leases in respect of the two demises. MyTime Active is subject to a lease to expire on 31 March 2059 at a peppercorn rent, subject to a rolling Landlord's break clause operable upon service of 12 months written notice.
- The Club is subject to a letting for a term of 25 years from 25 December 2024 which is inside the Landlord & Tenant Act 1954 at a current passing rent of £14,250 per annum.
- Total accommodation of approximately 10,825 sq ft (1,005.7 sq m) GIA
- Good, central location within walking distance of town centre amenities as well as Beckenham Junction Railway Station.
- Unconditional offers are invited for the freehold interest
- For sale by informal tender. Price and further details on application.



VIEWINGS

Alex Thomson **t:** 07780 113019 **e:** athomson@shw.co.uk
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LOCATION

The property is situated within the town centre area of Beckenham which lies 10 miles south of Central London and 2 miles west of Bromley.

Beckenham Junction Station is within short walking distance providing direct services to Bromley South, London Victoria and London Bridge, as well as trams into East Croydon and Wimbledon.

A bus stop is situated directly outside the site, providing routes towards Bromley, Croydon and Central London.

SITUATION

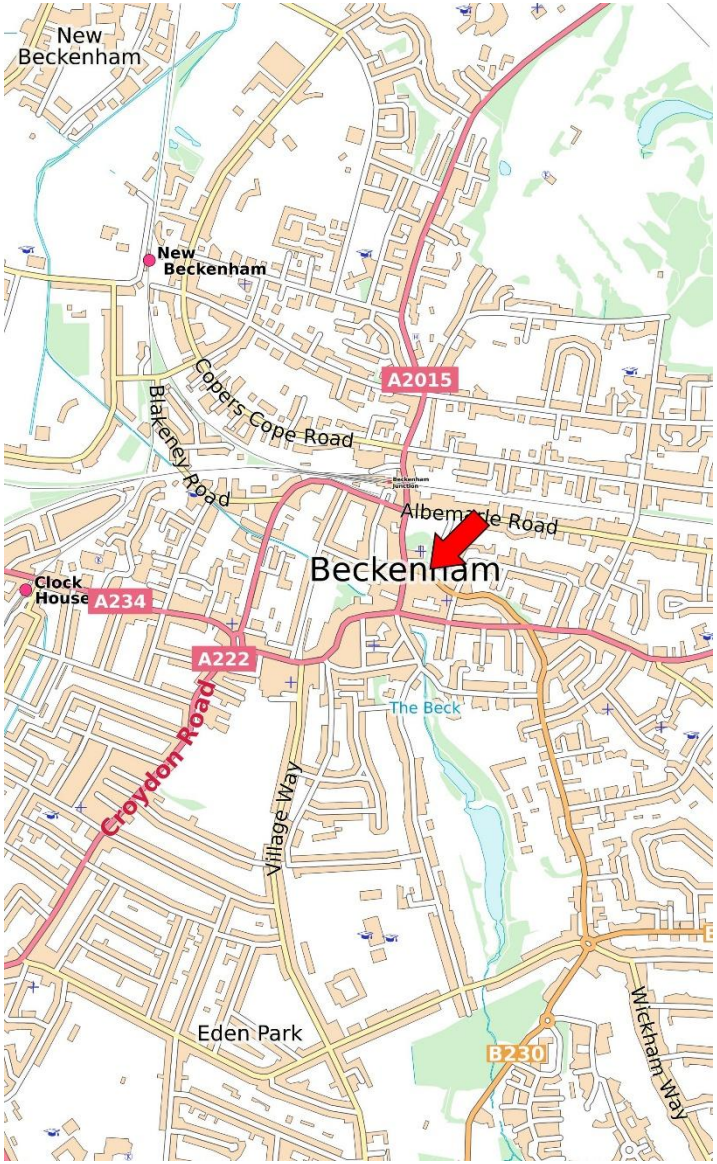
The property fronts the southern side of Bromley Road, just off Beckenham High Street.

The surrounding area is of a mixed character incorporating some residential development of varying ages and types together with retail and commerical uses at the western end of Bromley Road and on Beckenham High Street.

Situated directly to the north of the property on the opposite side of Bromley Road is St George's Parish Church with the public open space of Beckenham Green beyond, whilst to the opposite side of St Georges Road is a primary school.

Generous public parking in the vicinity includes:

- St Georges Road Car Park (opposite): 138 spaces (free parking on Sundays)
- Village Way Multi-Storey Car Park (8 mins walk): 278 spaces
- Fairfield Road Car Park (5 mins walk): 94 spaces



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LOCAL ECONOMY

Why Invest in Beckenham?

Beckenham is one of South East London's strongest suburban commercial centres, combining an affluent residential catchment with a highly skilled workforce, a diverse business community and excellent rail connectivity to Central London. These characteristics (see table below) provide businesses with access to both a substantial customer base and a high-quality labour market.

INVESTMENT STRENGTH	EVIDENCE	WHY THIS MATTERS
Affluent catchment	Median annual household income (£64,515); Mean house prices (£609,756); 45,000 resident catchment population	Strong local spending power supports retail, leisure and commercial occupiers.
Highly skilled workforce	48.6% of Beckenham residents qualified to Level 4+ (compared to 33.9% national average)	Access to skilled employees and professional talent.
Strong business base	230+ town centre businesses operating locally;	Established commercial ecosystem and supply chains.
Excellent connectivity	22 mins to London Victoria; 27 mins to Blackfriars	Easy access for employees, customers and clients.
Growing economy	2,000+ localised jobs; 8 'high growth' scaling businesses	Demonstrates economic resilience.
Town centre vitality	Footfall of over 3 million visitors; vacancy rate of 4.5% (half London average of 9%)	Supports commercial confidence and investor demand.

Continued investment in the town centre and surrounding area will further enhance Beckenham's attractiveness as a location for commercial investment, supporting long-term economic growth and helping sustain a vibrant and resilient local centre.

Beckenham at a Glance

- **230+ town centre businesses operating locally and 8,370 businesses across Beckenham and Penge**
- **45,000 resident catchment population**
- **48.6% qualified to Level 4+**
- **£64,515 median annual household income**
- **22 minutes to London Victoria**
- **3m+ annual town centre footfall**



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DESCRIPTION

- Beckenham Public Hall comprises a prominent, detached Grade II listed Victorian building which is arranged over basement, ground and first floors with sizeable loft space.
- Built in 1883 in the Arts and Craft style in yellow and red brick with corner turrets, the building is currently configured to provide two separate demises with part of the ground floor of the main building together with the first floor in its entirety and sections of the basement occupied by MyTime Active. To the rear of the ground floor and accessible via a side passage way adjacent to the western elevation is a small private members club and bar utilising part of the basement also.
- The space occupied by MyTime Active is currently configured to provide an entrance lobby, reception desk, central hallway, function room and WCs to the ground floor, whilst the first floor provides a larger function room with stage, second function room with bar and kitchen adjacent and WCs.
- Access to the second floor is via a winding staircase leading to two small rooms.
- Internal lift access is available between the ground and first floors.
- The function rooms are available for hire for activities such as public meetings and local exhibitions and events.
- The separate members club space is occupied by The Club which has been in existence since 1884. An entrance lobby leads through to a bar with games room adjacent with a further lounge and separate dining room served by an attendant kitchen. Within this demise is a section of the rear patio.







PLANNING

- The property lies within the administrative area of the London Borough of Bromley
- Beckenham Public Hall is Grade II Listed and falls within the Beckenham Town Centre Conservation Area
- Interested parties must make their own enquiries with regard to proposed uses.

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ACCOMMODATION SCHEDULE (GROSS INTERNAL AREA)

MYTIME ACTIVE

DESCRIPTION	SQ M	SQ FT
Ground Floor	240.20	2,585
First Floor	425.00	4,575
Basement	110.1*	1,185
Total	775.3	8,345

*Source: non-domestic rating assessment

THE CLUB

DESCRIPTION	SQ M	SQ FT
Ground	-	-
Lounge, bar & games room	181.44	1,953
Kitchen	10.22	110
Stores	8.64	93
Basement Stores	30.10	324
Total	230.40	2,480







LEASE TERMS

The majority of the main frontage building is subject to a lease granted in favour of MyTime Active for a term to expire on 31 March 2059 which is contracted outside the Landlord & Tenant Act 1954, Part II. The rent is fixed at peppercorn and the lease is subject to a Landlord's rolling break clause operable on the service of 12 months prior written notice. Repairing obligations are defined within the lease and a schedule of the obligations is available within the data room.

A Physical Condition Survey was undertaken in February 2020 and is available in the data room.

The Club is subject to a lease granted for a term of 25 years from 25 December 2024 which is inside the Landlord & Tenant Act 1954 at a current passing rent is £14,250 per annum.

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TITLE

The property is held freehold under title number SGL707139. The property will be sold subject to the occupational leases in respect of MyTime Active and 'The Club'.

GUIDE PRICE

Price upon application.

OFFERS

Unconditional offers only are being invited for the freehold interest subject to the occupational leases.

Offers are to be submitted in writing utilising SHW's Bidding Guidelines & Bid Proforma, which is available for download from the data room

RATEABLE VALUE

The space occupied by MyTime Active has a rateable value of £29,000 whilst The Club has a rateable value of £10,750.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

AML

Upon agreement of Heads of Terms, a mandatory Purchaser Know Your Customer documentation request will be made.

VIEWINGS

Viewings must be arranged prior with the sole agent, SHW. Contact details below.

VAT

The property is not elected for VAT.

DATA ROOM

For further information and access to our data room please follow the below link:

Log In

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