

PROMINENT ROADSIDE RETAIL PREMISES WITH PARKING | APPROXIMATELY 1,970 SQ FT (183 SQ M) | TO LET

THE FORMER CHINESE GARAGE, WICKHAM ROAD, BECKENHAM BR3 3LS

bf
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WICKHAM ROAD, BECKENHAM

BR3 3LS

KEY DETAILS

- Approximately 1,970 sq ft (183 sq m)
- Established location adjoining Tesco Express and Majestic Wine
- Extensive customer car parking shared with Tesco Express
- Prominent position serving the surrounding residential catchment
- Available by way of a new sublease

LOCATION

The property occupies a prominent roadside position at the junction of Wickham Road, South Eden Park Road and Stone Park Avenue, within the established Park Langley area of Beckenham. The site is locally known as the 'Chinese Garage', a distinctive local landmark, and is now an established retail destination occupied by Tesco Express and Majestic Wine.

The surrounding area comprises an extensive residential catchment, with nearby shops and amenities along Wickham Road and road connections towards Beckenham, West Wickham and Bromley.



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DESCRIPTION

The premises comprise a substantial ground floor retail unit with dual frontage, adjoining the existing Tesco Express store. The accommodation provides ground floor only retail space, with dual frontage and entrances from the customer parking area.

The development benefits from extensive customer parking with 24 parking spaces shared with the Tesco store, separate from those allocated to Majestic Wine.

ACCOMMODATION

The premises benefit from the following approximate gross internal floor area:

Floor	*Size Sq.m*	*Size Sq.ft*
Ground Floor	183.1	1,970

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TERMS

The premises are available by way of a new sublease for a term to be agreed, to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

RENT

The asking rent is £30,000 per annum plus VAT, exclusive of business rates and other outgoings.

PLANNING / USE

The superior lease principally permits retail use. Other proposed uses will be considered subject to the necessary landlord approvals and statutory consents.

BUSINESS RATES

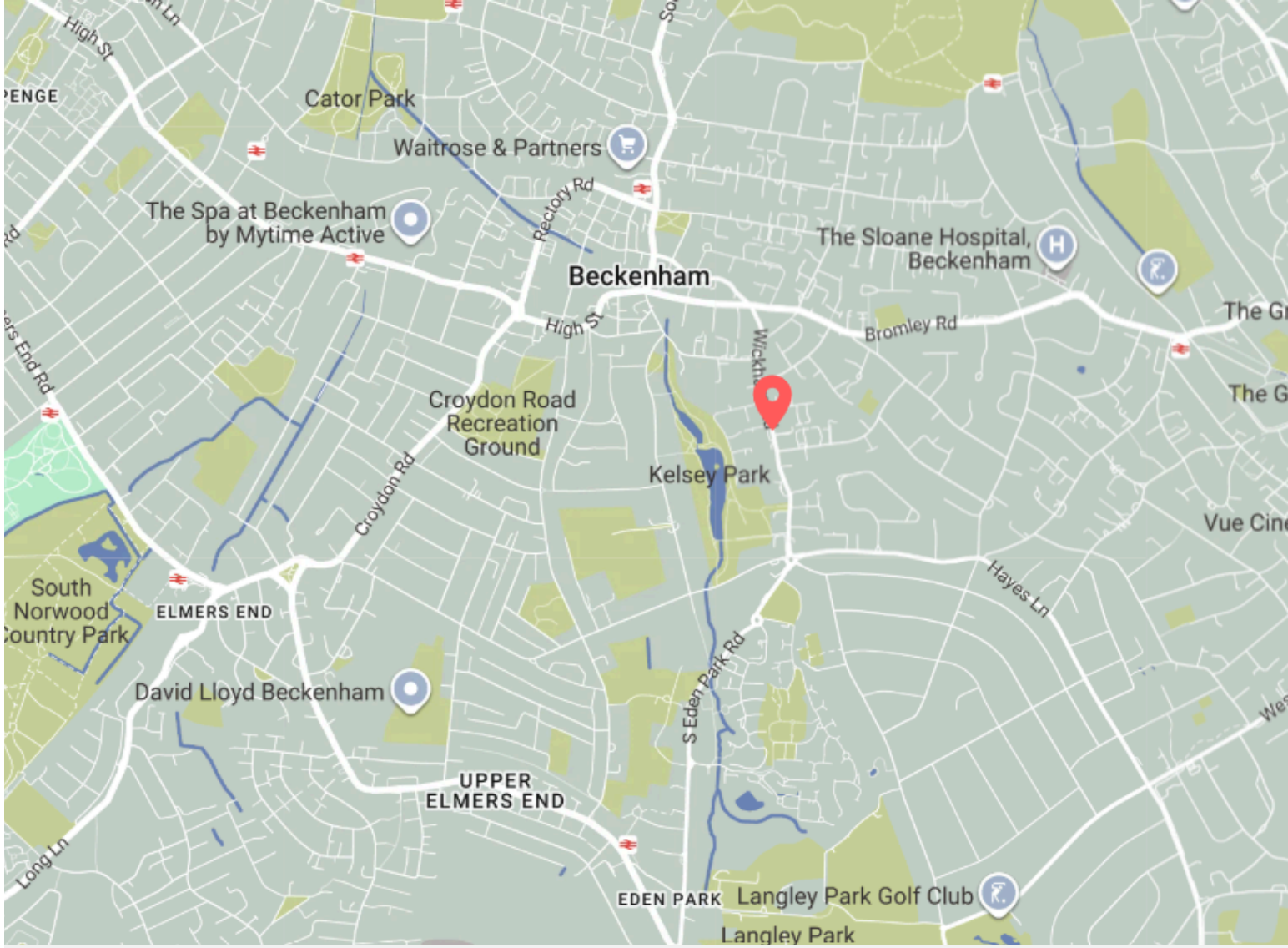
The business rates are currently being reassessed.

SERVICE CHARGE

There is to be a fixed service charge of £2 psf pa for maintenance of the structure and common parts, with annual CPI uplifts.

EPC

The EPC is currently being reassessed.



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