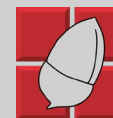




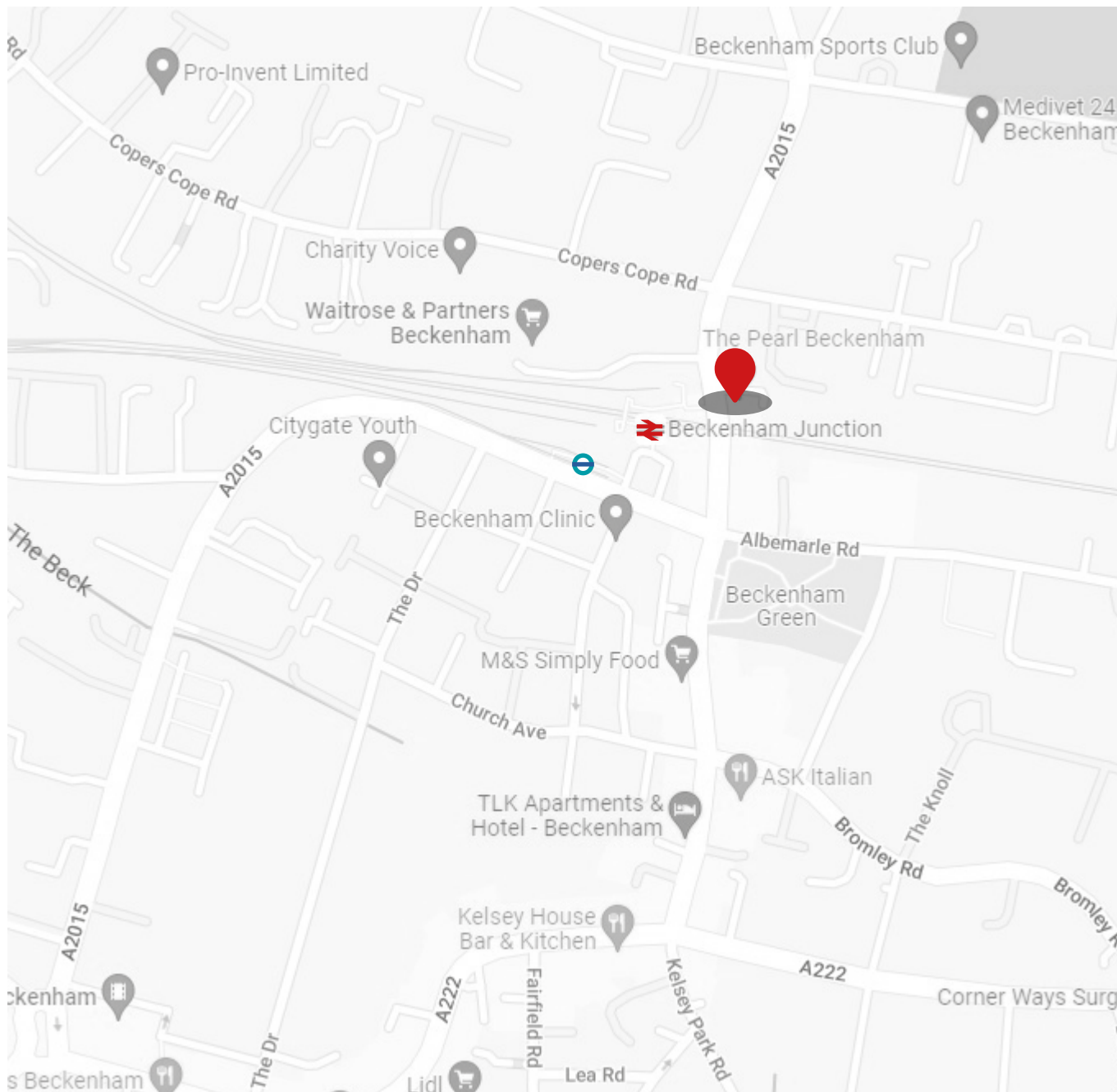
1-4 Station Buildings, Southend Road, Beckenham, Kent BR3 1SD

Licensed class E unit to let



acorn

Commercial, Investment & Development



- Located adjacent to Beckenham Junction Station
- c. 2,500 sqft upper ground floor unit
- Ideal for experienced hospitality operators
- Presented unfurnished in shell condition
- Premises licence
- Guide rent: £50,000 pa

Description

An opportunity to rent a licensed class E commercial premises in central Beckenham. The unit is located at upper ground floor level and measures approximately 2,500 sqft. The existing layout comprises a commercial kitchen, male/female WC, split level bar/dining area and storage. The unit is available unfurnished allowing any incoming operator to place their identity on the venue.

The lower ground floor level of the building operates as '10 Below' – a late night licensed bar venue that operates 10pm to 4am on weekends and for private functions during the week.

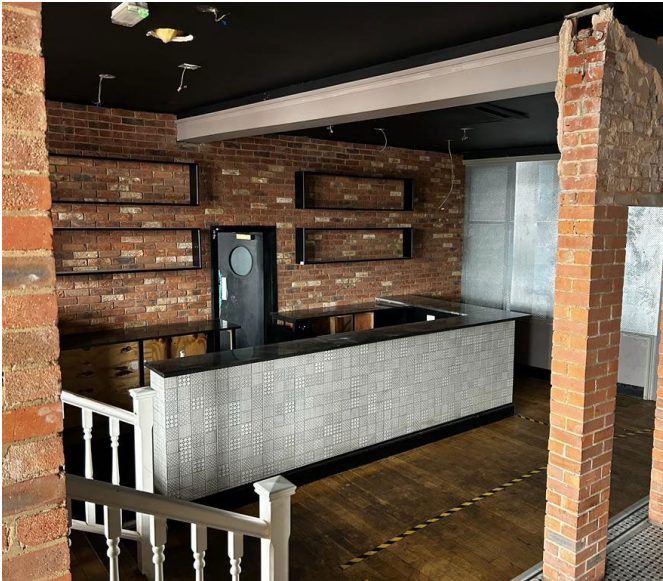
The premises benefits from a licence for sale or supply of alcohol every day from 10:00 to 00:00 and also a licence for recorded music every day from 08:00 to 00:00.

Location

The subject property is situated on Southend Road A2015, close to the north end of Beckenham High Street. Beckenham is an affluent area with a busy town centre which boasts an array of shops, restaurants, bars, and other typical high street facilities, and is known for its typically low vacancy rates. The subject property is located in a busy part of the town centre with a number of national retailers and independent restaurants close by. In terms of transport, Beckenham Junction Station is located adjacent to the premises offering regular train services into London Bridge (c.36 mins), Victoria (c.23 mins) and Blackfriars (c.19 mins).

Premises Licence

Bromley Council have licenced the unit for both the sale and supply of alcohol and playing of recorded music 7 days per week 10:00am to 00:00am.



Terms

A new long term fully repairing and insuring lease is available at a guide rent of £50,000 per annum.

Business Rates

According to the summary valuation effective from 7th April 2020, the rateable value for the property is £48,000. We understand that the business rates payable are therefore approximately £24,000 per annum however, interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

VAT

We understand rental payments are not subject to VAT.

EPC

A copy of the properties Energy Performance Certificate (EPC) is available on request.

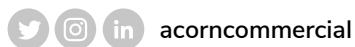
Viewings

Viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



Contact

Daniel Dennis
020 7089 6555
commercial@acorgroup.co.uk



120 Bermondsey Street, London SE1 3TX 020 7089 6555
9 St Marks Road, Bromley, Kent BR2 9HG 020 8315 5454