

85A Elmers End Road  
Beckenham  
Kent  
BR3 4SY

To Let By Way of New  
Lease

**£17,500 Per annum**

Set on the corner of Ravenscroft Road and Elmers End Road, approx. 0.5 miles from Eden Park, 0.9 miles from Elmers End, and 1.5 miles from Beckenham High Street. Elmers End provides a regular service to popular destinations which include Lewisham, London Bridge and London Charing Cross. Additionally, there is a tram station with regular services to Wimbledon and surrounding areas including Croydon.



**Paul Simon Seaton**  
Commercial & Investment

**[www.psscommercial.com](http://www.psscommercial.com)**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

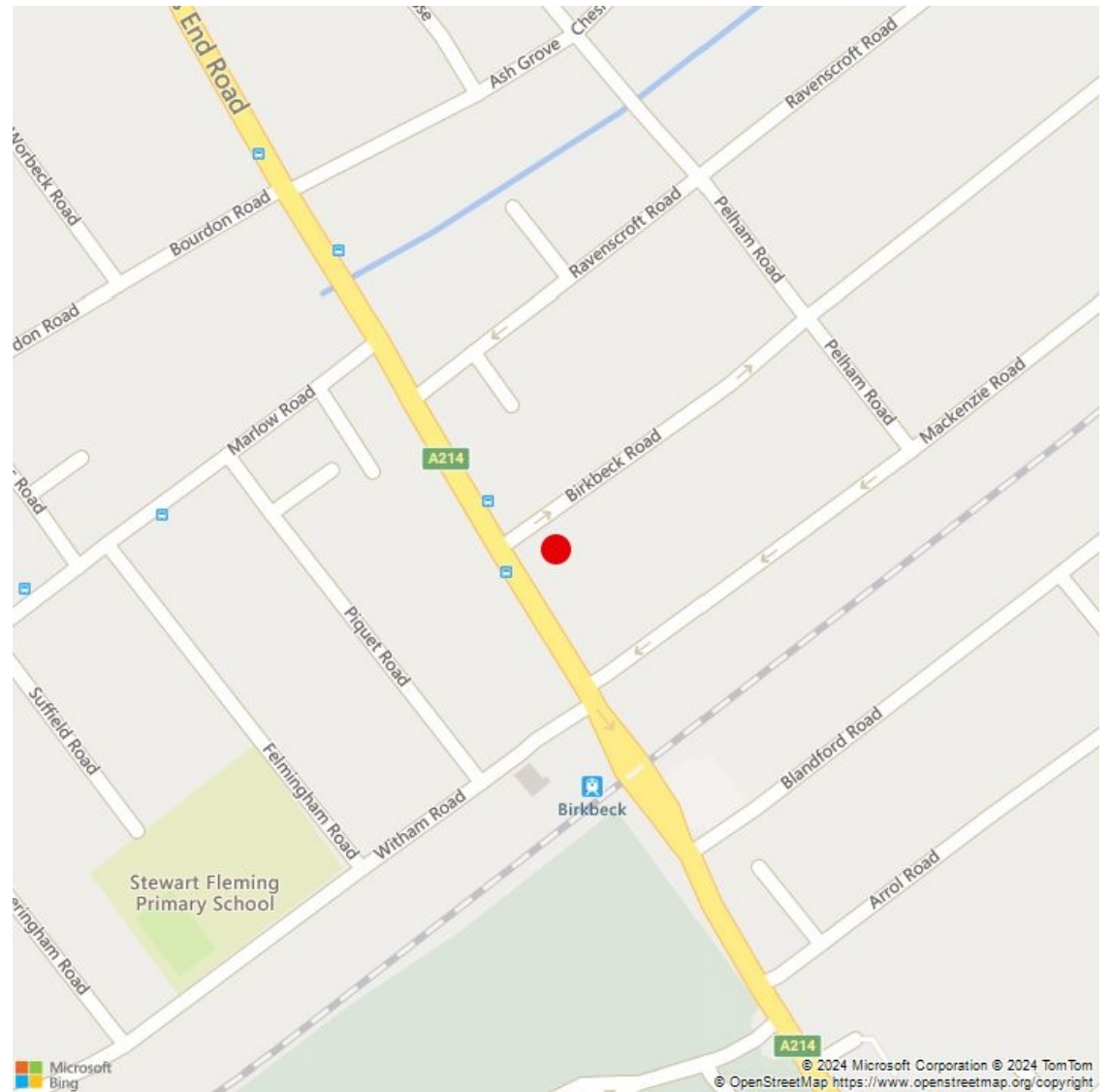
**0208 800 4321**

[info@psscommercial.com](mailto:info@psscommercial.com)

## Description

Ground floor lock-up shop, approx. 302 sq.ft. with kitchenette and w.c to rear.

Parquet wood flooring in main retail area



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## Rent

£17,500 per annum

## EPC

Energy Rating C Valid until 2034



## Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

## Legal Costs

Ingoing to be responsible for both sides legal fees



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## Rates

Rateable value - £8400 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

## VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Viewing

Via the owners sole agents PSS Commercial 0208 800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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