



Budgens

Ref: 3818306

313 Upper Elmers Road, Beckenham, BR3 3QP

Leasehold: £350,000, Annual Rent: £40,000

Advised weekly sales c. £17,000

The rent includes a one bedroom studio flat

New shop - Opened in the last 6 months

Busy high street location

Sales are increasing month-on-month

EPC rating C



Newly fitted out to a very high standard by the current owner, the sales have steadily increased since opening. We are advised by the owner the sales are around £17,000 per week excluding services. The shop is located on the busy main high street. There is a studio flat above the shop currently used by staff.



Location

Beckenham is a town in Greater London within the London Borough of Bromley. Beckenham has areas of commerce and industry, principally around the curved network of streets featuring its high street, and is served in transport by three main railway stations. The shop is located on the busy main high street.

The Opportunity

There is a great opportunity to develop the sales further and benefit from the investment the current owners have made in the store. At present there is no Lottery, Paypoint or Oyster in place.

Trading Information

We are advised the store currently trades at c. £17,000 per week. As the business has only been open for 6 months there are no accounts. EPOS information can be provided.



Internal Details

The shop is fitted out to a high standard. Features include a food to go section, hot and cold drinks and a large deli counter. The shop is well laid out with clear signage showing the large selection of items stocked. As the owners have invested so heavily in the fit out there should be no further need for investment subject to personal preference.

Fixtures & Fittings

The vast majority of the fixtures and fittings are owned outright and are included in the sale.

Staff

There are 5 staff members.

Ground Floor

The shop retail area is over 212 sqm with plenty of storage to the rear. There is a small office, staff toilets and kitchen.

Trading Hours

Monday to Sunday 7am - 11pm

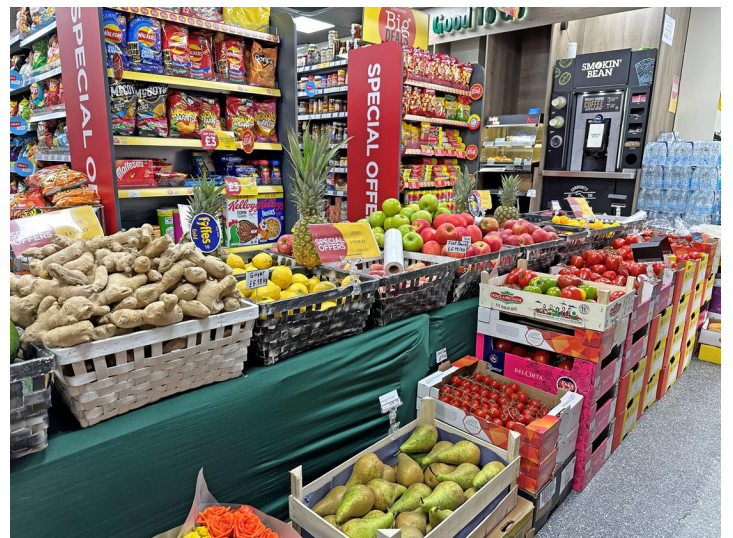
Tenure

The 20 year lease was commenced in 2023.

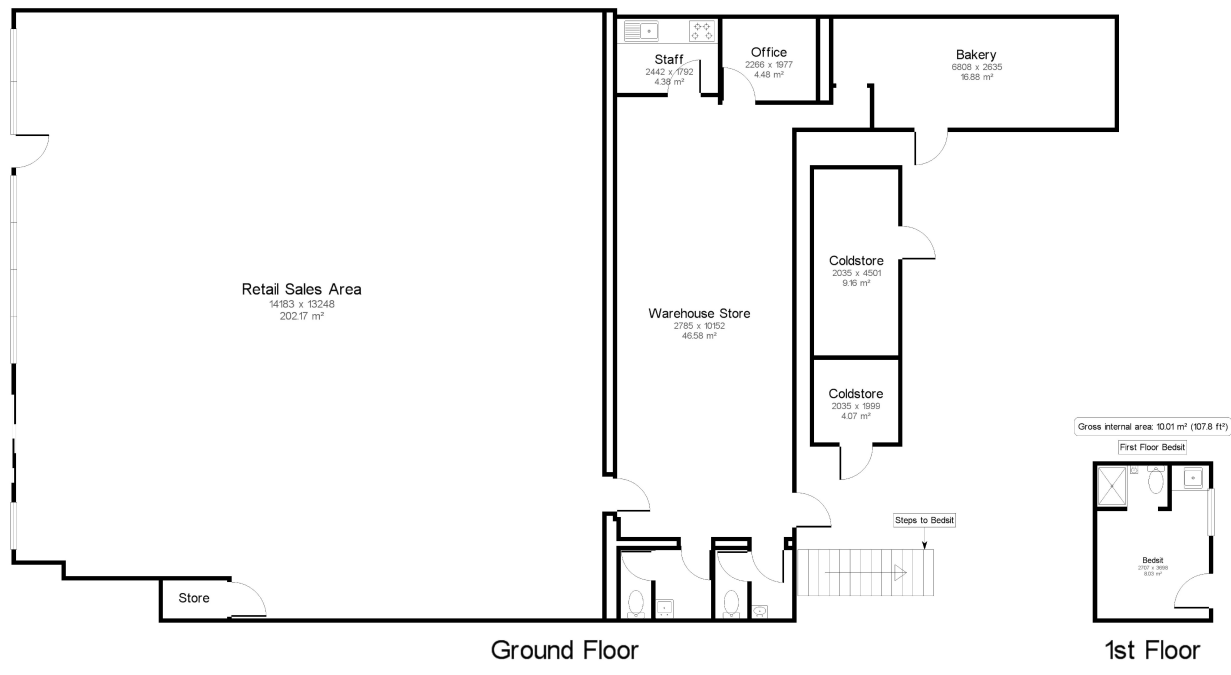
Business Rates

We are advised by the owner that they pay £550 per month at present for business rates.





Gross internal area: 304.40 m² (3278.5 ft²)



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Drawing Key

Rev	Date	Amendments
<p>BakerLiE</p> <p>Tel: 01454 670025 info@bakerlie.com www.bakerlie.com</p>		
<p>Project</p> <p>Floor Plans</p>		
<p>Budgets</p> <p>Beckersham Upper Emers End Road</p> <p>London</p> <p>BR3 5QP</p>		
<p>Drawing No: 8888-20-JNL-20</p> <p>Drawing Title: Floor Plan</p> <p>Drawing Date: 2022</p> <p>Drawing Size: @A1</p>		

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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Reading



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