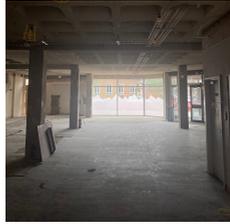


3 Beckenham Road, Beckenham, BR3 4ES

RESTAURANT OPPORTUNITY/ COMMERCIAL SPACE TO LET



LOCATION

Beckenham is an affluent district of London in the Borough of Bromley. It's located 8 miles south east of Charing Cross and has direct services to London Victoria, St Pancras and Blackfriars via rail.

The property is in a prominent location opposite Odeon.

DESCRIPTION

The premises currently comprises of a self contained commercial premises arranged over two floors. The ground floor consists of the former banking hall and staff facilities, whilst the first floor was used for storage and ancillary accommodation.

The freeholder has planning permission to extend and create two floors of residential. As part of these works, the landlord has a route for extraction and there are also provisions for outside seating for circa 25 covers. Plans can be provided upon request.

TENURE

New lease available direct from the landlord, outside of the L&T act 1954.

Rent on application.

AVAILABILITY

Floor	Size (sq ft)	Size (sq m)
Ground	3,380	314
First	3,763	350
Total	7,143	664

BUSINESS RATES

Interested parties are advised to make their own enquiries to the local rating department. Further details are available from www.voa.gov.uk.

Business rates will need to be reassessed following the completion of the works.

USE

The current permitted use of the building is understood to fall within Class E.

MARKETING AGENTS

For more information or to arrange a viewing, please contact John D Wood or our joint agents on the details below.

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