

Telephone:
01732 780202

Website:
www.ApexBusinessSales.com
Email:
info@ApexBusinessSales.com

APEX
BUSINESSSALES

The Clock House
High Street
Wrotham
Kent TN15 7AA

106 & 108 Beckenham Lane | Shortlands | Kent | BR2 0DW

FREEHOLD COMMERCIAL INVESTMENTS

2 ADJACENT RETAIL SHOP UNITS WITH UPPERS



- ◆ **GROUND & FIRST FLOORS, WITH REAR YARD/GARDENS**
- ◆ **SHOPS LET TO A FUNERAL DIRECTORS & THAI SPA**
- ◆ **SELF-CONTAINED ONE BED FLAT (ABOVE NUMBER 108)**
- ◆ **COMBINED BUILDING SIZES: 165.36 M2 (1,780 FT2) APPROX.**
- ◆ **TOTAL RENTAL INCOME: £49,000 PER ANNUM**
- ◆ **OFFERS INVITED IN THE REGION OF - £895,000**
- ◆ **(CAN BE SOLD SEPARATELY)**

REF:N1008

LOCATION

Situated on Beckenham Lane (A222) between Ravensbourne Avenue and Meadow Road in Shortlands, diagonally opposite the train station and close to Bromley town centre. Neighbouring occupiers include a supermarket, kitchen showroom, cafe, hairdressers, laundrette, fish & chip shop, estate agents, tailors and fire place showroom. Shortlands mainline railway station is opposite the premises, providing services to London Victoria, London Blackfriars, Orpington and Sevenoaks. There are also buses serving the area located on Beckenham Lane.

BUSINESS

Two prominent shops/offices arranged over two floors, one end of terrace and the other mid terrace, with upper parts and rear yards/gardens accessed via a side access.

Number 106 is let to Chang Thai Spa, arranged over the ground and first floors. Number 108 is let to Gledhill & Sons Funeral Directors office on the ground floor. We are advised that the first floor self-contained one bedroom flat is let out to an individual. Contact us for further information.

There is potential to convert the upper floors and rear yard/garden areas into additional residential units, subject to planning and vacant possession.

ACCOMMODATION	NUMBER 106		NUMBER 108		
Ground Floor Shops	46.91 m2	505 ft2	41.81 m2	450 ft2	
First Floor	39.95 m2	430 ft2	36.69 m2	395 ft2	
TOTAL	86.86 m2	935 ft2	78.50 m2	845 ft2	G.I.A



TENURE

Freehold. With the benefit of a 10 year lease from December 2024 on number 106 (Chang Thai Spa), at a passing rent of £25,000 per annum, with 3 yearly rent reviews and a tenant break in 2029. Number 108 (Gledhill & Sons) has a 3 year lease in place from February 2025 for the ground floor shop/office, at a passing rent of £12,000 per annum. The self-contained first floor flat above is let out at £1,000 per calendar month.

EPC RATING

TBA

Price: Offers invited in the region of £895,000 (Can be sold separately) Ref: N1008

Viewing strictly by appointment through Apex Business Sales

These particulars are believed correct but should be verified prior to purchase and must not be construed to form part of any contract. All negotiations to be conducted through Apex Business Sales and the acceptance of these details constitutes a contract to this effect. A deposit is required to hold any business and references are required to purchase leasehold properties.