

## CONFIDENTIAL DISPOSAL – STAFF UNAWARE

**FITTED RESTAURANT  
APPROX. 259 M<sup>2</sup> (2,787 FT<sup>2</sup>)**

**HIGH STREET  
BECKENHAM  
BR3 1AY**

## LEASE FOR SALE

**LOCATION:** Affluent London suburb of Beckenham which is approximately 10 miles north of the M25 and approximately 7½ miles south of central London. Opposite Beckenham Junction Station which provides Tramlink services to Croydon and Wimbledon plus BR services into London Victoria, with a fastest journey time of 21 minutes. The local area is a mix of many boutique and corporate operators including ASK, Costa Coffee, Marks & Spencer Simply Food, Nando's, Pizza Express, Prezzo, Slug & Lettuce and Zizzi.

**DESCRIPTION:** The property is fully fitted and currently trades as a Thai restaurant housing approximately 80-85 seated covers on the ground floor with the basement housing the fitted commercial kitchen, walk in cold room / freezer, stores, WCs and staff facilities.

The approximate Gross Internal floor areas are:

Basement:	98.19 m <sup>2</sup>	(1,057 ft <sup>2</sup> )
Ground	160.72 m <sup>2</sup>	(1,730 ft <sup>2</sup> )
<b>Total</b>	<b>258.91 m<sup>2</sup></b>	<b>(2,787 ft<sup>2</sup>)</b>

**PREMISES LICENCE:** We are advised that the property has the benefit of a premises licence that allows the sale or supply of alcohol on the premises from 10:00 to 00:00 Monday-Saturday and 12:00 to 23:30 on Sunday.

**BUSINESS RATES:** The VOA website advises that the current Rateable Value is £31,000 which at 47.9 p in the £ gives rises to rates payable of approximately £15,000 for 2017 / 2018, excluding supplements.

**TENURE:** We are advised that the demise is held on a protected, effective FRI lease soon to expire and that the landlord is prepared to grant a new lease at £32,000 per annum exclusive. Further details upon application.

**PREMIUM:** Our client is seeking premium offers of **£165,000**, subject to contract for the benefit of its premises licence, leasehold interest and trade fixtures and fittings.

**HOLDING DEPOSIT:** A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

**EPC:** is available upon request.



**POSSESSION:** Will be granted only on completion of the legal formalities

**LEGAL COSTS:** Each party is to bear their own legal costs.

**VIEWING & FURTHER INFORMATION:**  
Please contact the Joint Agents: -



**07594 097078**

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**Stephen Bagatti**



Surveyors, Valuers & Commercial Agents

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**Tony Fenn**



PLEASE NOTE: No services or equipment have been tested, no trade is sold or warranted.