

Lot 3, 119 High Street, Beckenham, London,

BR3 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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Property Information

London Retail Investment

- Let until 2030 t/a Beckenham Flower Studio
- 2028 Rent Review increase to the greater of the Open Market Rent or In line with Retail Price Index.
- Prominent position on prime retailing thoroughfare
- Affluent South East London location
- Nearby occupiers include Holland & Barrett, Pret a Manger, Costa Coffee, Superdrug, Boots, Specsavers, Zizzi and Nationwide

Lot	Auction
3	10th July 2025

Rent	Status
£24,200 per Annum Exclusive	Available

Sector	Auction Venue
Retail, High Street Retail	Live Streamed Auction

Location

Miles	4 miles north-east of Croydon, 8 miles south-east of Central London
Roads	A21, A222, A234, A2015
Rail	Beckenham Junction, Clock House, Elmers End
Air	London City Airport, London Gatwick Airport, London Heathrow Airport

Situation

Beckenham is an attractive and prosperous commuter suburb within the London Borough of Bromley, located 8 miles south-east of Central London. The property is prominently situated on the west side of Beckenham's prime and busy retailing thoroughfare on the High Street (A222), with nearby retailers including Holland & Barrett, Pret a Manger, Costa Coffee, Superdrug, Boots, Specsavers, Zizzi and Nationwide.

Tenure

Virtual Freehold. Held for a term of 999 years from Completion of the Sale at a fixed peppercorn rent.

EPC

Band C.

Description

The property comprises a self contained ground floor retail unit.

VAT

VAT is applicable to this lot.

Note

5 adjoining shops are being offered for sale separately as Lots 18, 20, 25, 34 and 36.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
119	Retail	41.01	(441)	INDIVIDUALS t/a Beckenham Flower Studio (2)	12 years from 11/05/2018	£24,200	11/05/2028 Rent Review increase to the greater of the Open Market Rent or In line with Retail Price Index. (10/05/2030)
Total Approximate Floor Area		41.01 (1)	(441) (1)			£24,200	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/165371072>)

(2) Beckenham Flower Studio offers an online and click and collect service. The owner has been in floristry since 1988. Further details can be found at <https://www.beckenhamflowerstudio.co.uk/>.

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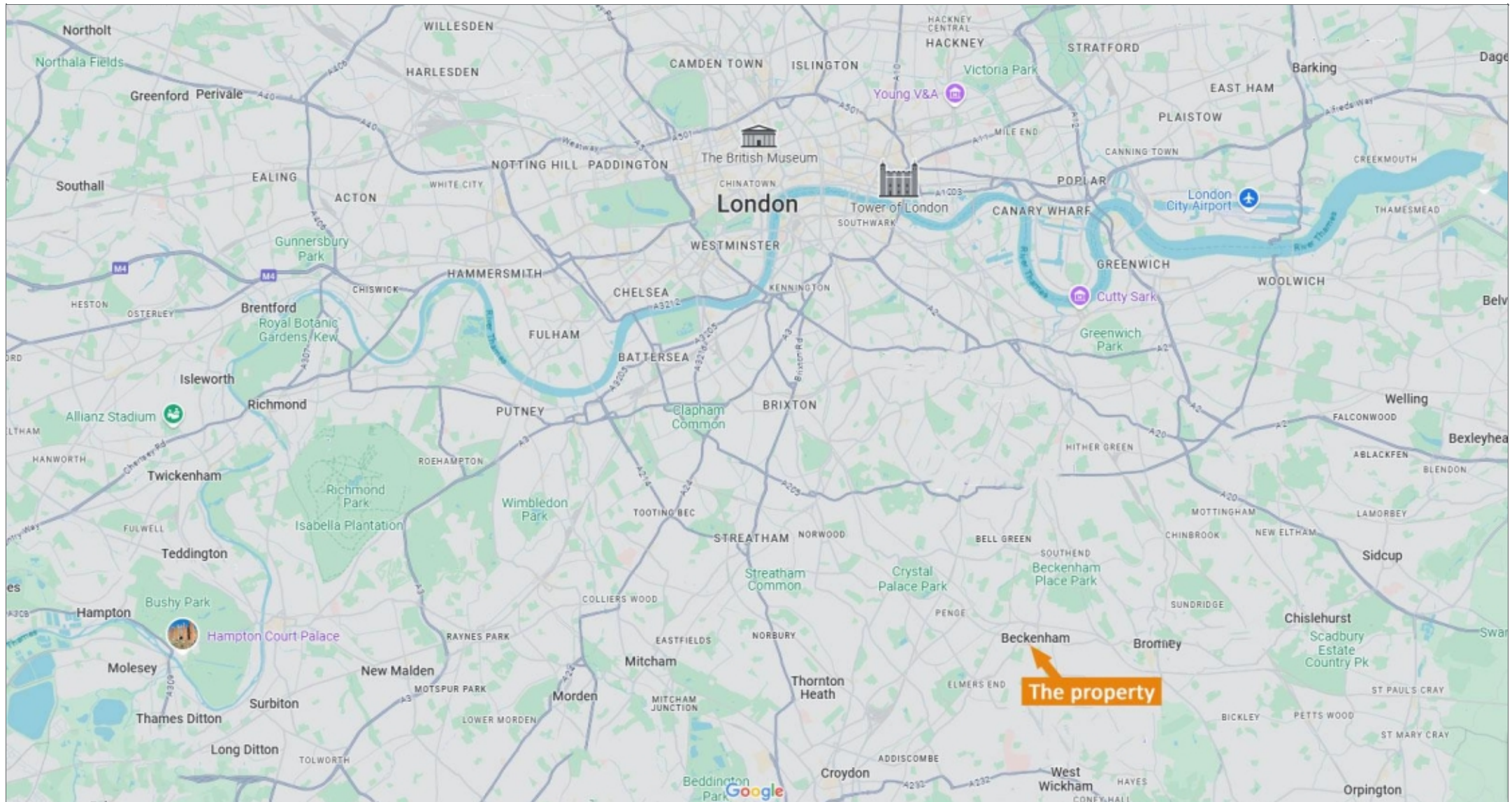
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2024