

Lot 20, 129 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For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)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

- Trading as GlassesLab Opticians until 2036 (subject to option)(3)
- 2029 & 2034 Rent Reviews with increases to the greater of the Open Market Rent or In line with Retail Price Index.
- Rent Deposit Held (3)
- 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

20

Auction

10th July 2025

Rent

£32,500 per Annum Exclusive
Rising to £35,000pax in Dec 2025

Sector

Retail, High Street Retail

Status

Available

Auction Venue

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 E.

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 3, 18, 25, 34 and 36.

DISCLAIMER

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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 Reviews (Reversion)
129	Retail	62.15	(669)	THE GLASSES LAB LTD (CRN: 08679424) t/a Glasseslab Opticians (2)	12 years from 05/12/2024 (3)	£32,500	05/12/2029 05/12/2034 Rent Review increases to the greater of the Open Market Rent or In line with Retail Price Index. (04/12/2036)
Total Approximate Floor Area		62.15	(669) (1)			£32,500 Rising to £35,000 pax on 05/12/2025	

(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) Glasseslab Opticians provide private & NHS eye tests, advanced oct eye health scans, contact lenses and children's myopia management. Further information can be found at <https://www.glasseslab.co.uk/>.

(3) A rent deposit of £10,500 is held by the Landlord. The lease provides a tenant option to determine on 05/12/2027 and 05/12/2030.

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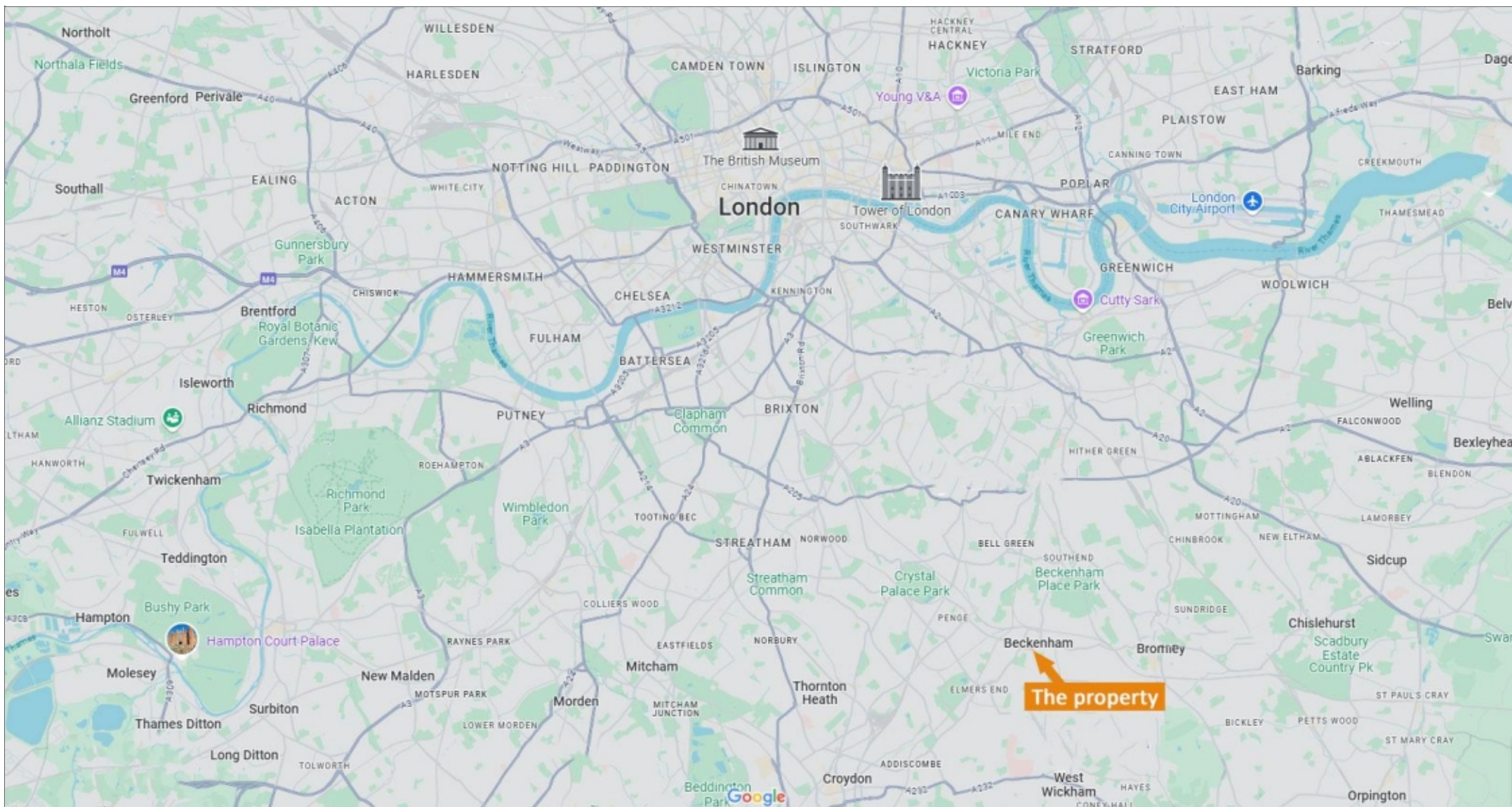
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Contacts

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2024