

**Lot 25, 127 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For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)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

- Ground floor retail unit let until 2035 t/a Your Bowl
- 2030 Rent Review Increase to the Greater of Open Market Rental Value or inline with the Retail Price Index.
- 3 months Rent Deposit held.
- 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

25

#### Auction

10th July 2025

#### Rent

£25,000 per Annum Exclusive

#### Status

Available

#### Sector

Retail, High Street Retail

#### 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 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 3, 18, 20, 34 and 36.

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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
127	Retail	44.39	(477)	YOUR BOWL LTD (CRN: 16069774) t/a Your Bowl	10 years from 14/02/2025	£25,000	14/02/2030. Rent Review increase to the greater of the Open Market Rent or In line with Retail Price Index. (13/02/2035)
Total Approximate Floor Area		44.39	(477) (1)			£25,000	

(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/11323720000>).



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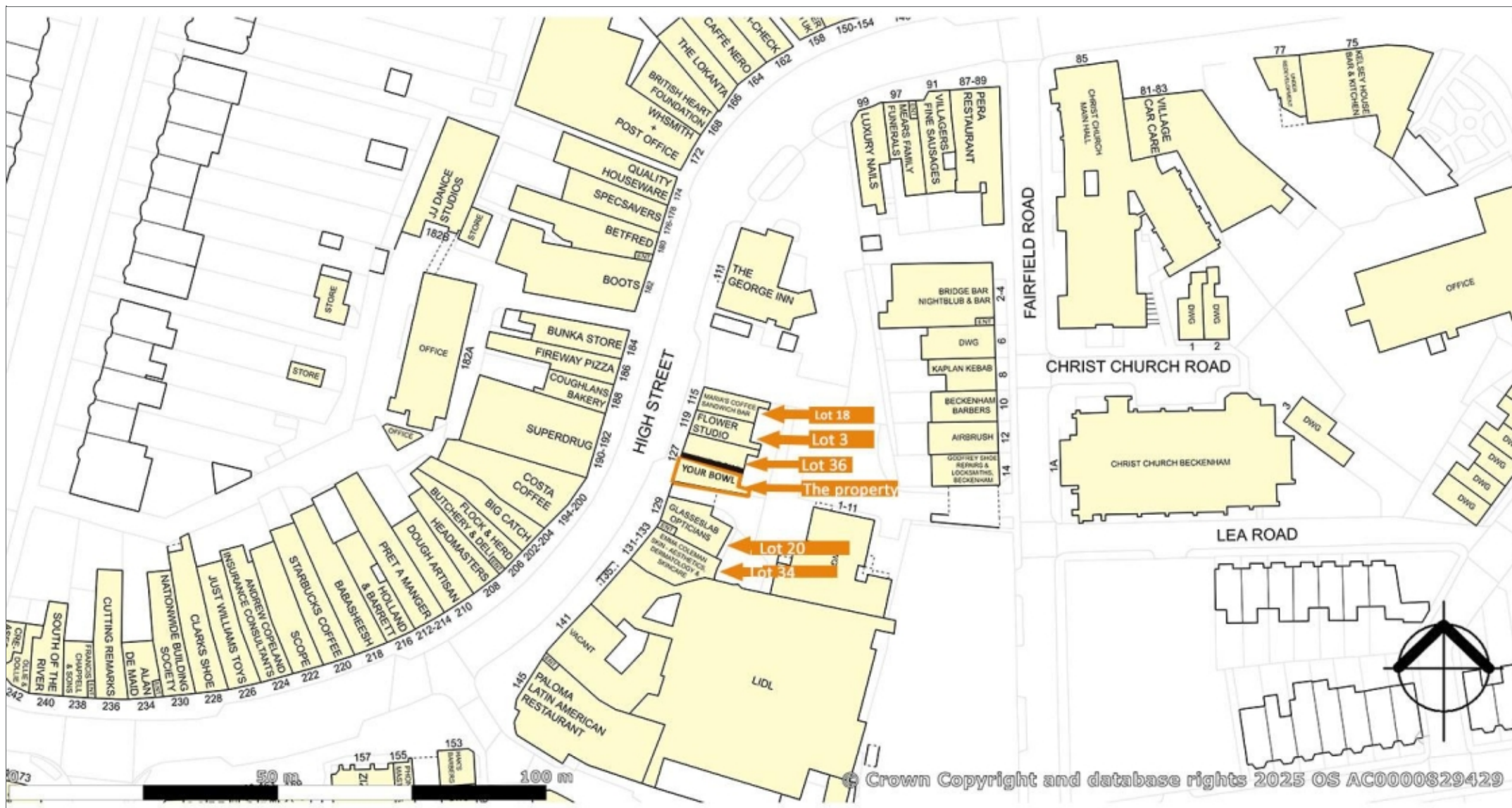




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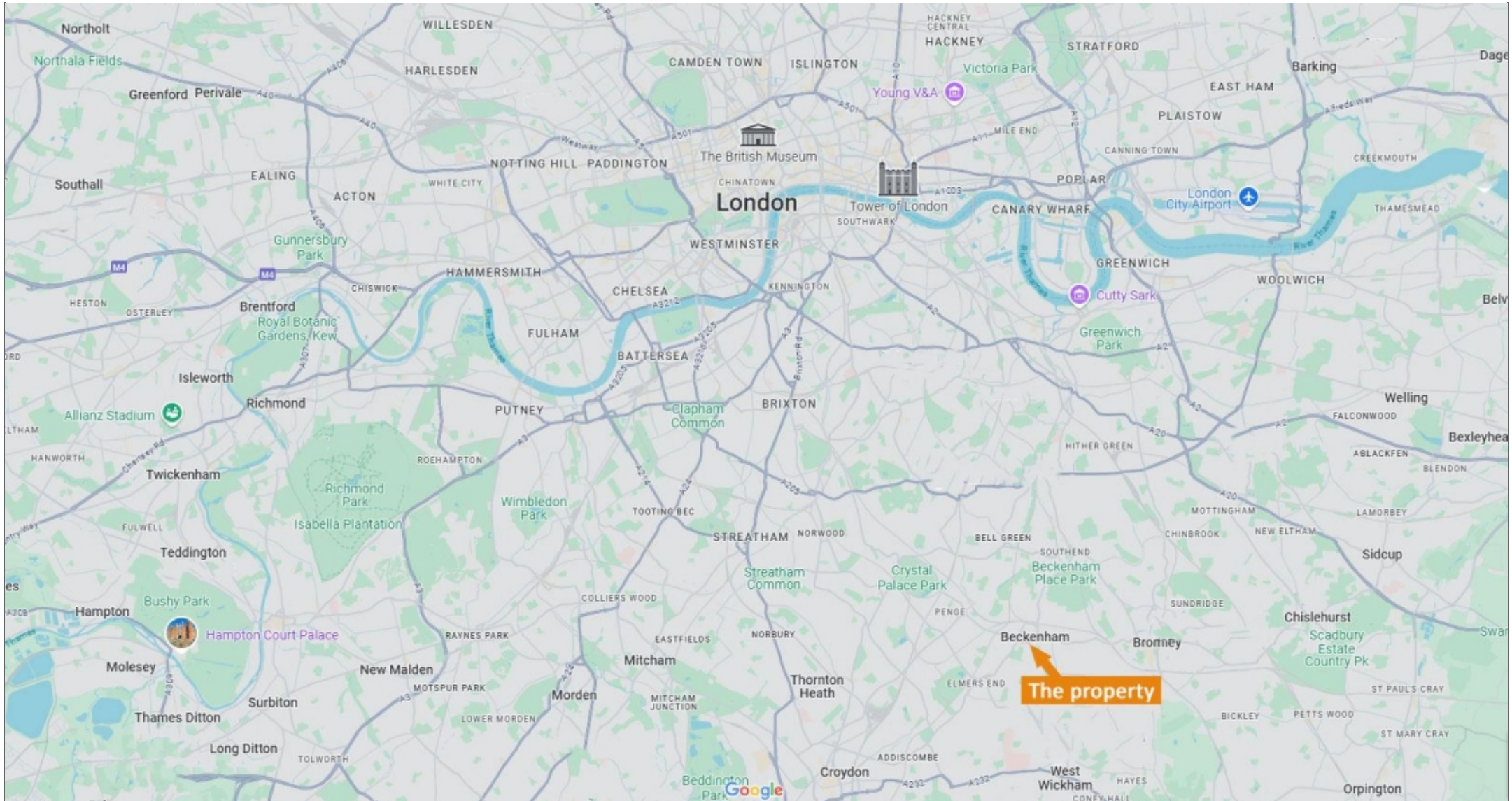




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## Contacts

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2024