

Lot 34, 131 to 133 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For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)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 2029
- 2027 Rent Review increase to the greater of the Open Market Rent or In line with Retail Price Index.
- Tenant in occupation since 2012
- 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

34

Auction

10th July 2025

Rent

£37,427 per Annum

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 D.

Description

The property comprises a double fronted 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, 25 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)
131-133	Retail	94.96	(1,022)	ICE TREE YARD LTD (CRN: 10772339) t/a Emma Coleman Skin-Aesthetics, Dermatology & Skincare (2)	12 years from 08/09/2017	£37,426.39	08/09/2027. Rent Review increase to the greater of the Open Market Rent or In line with Retail Price Index. (07/09/2029)
Total Approximate Floor Area		94.96	(1,022) (1)			£37,426.39	

(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)Emma Coleman Skin is a well established aesthetics, dermatology and skincare practise, offering a range of services. Further information can be found at https://emmacolemanskin.com/?srsltid=AfmBOooZVNSHwz3nBU1u_EdRGW-qg6kYcgMOczt1iFiHCWR9nWoxUjqw

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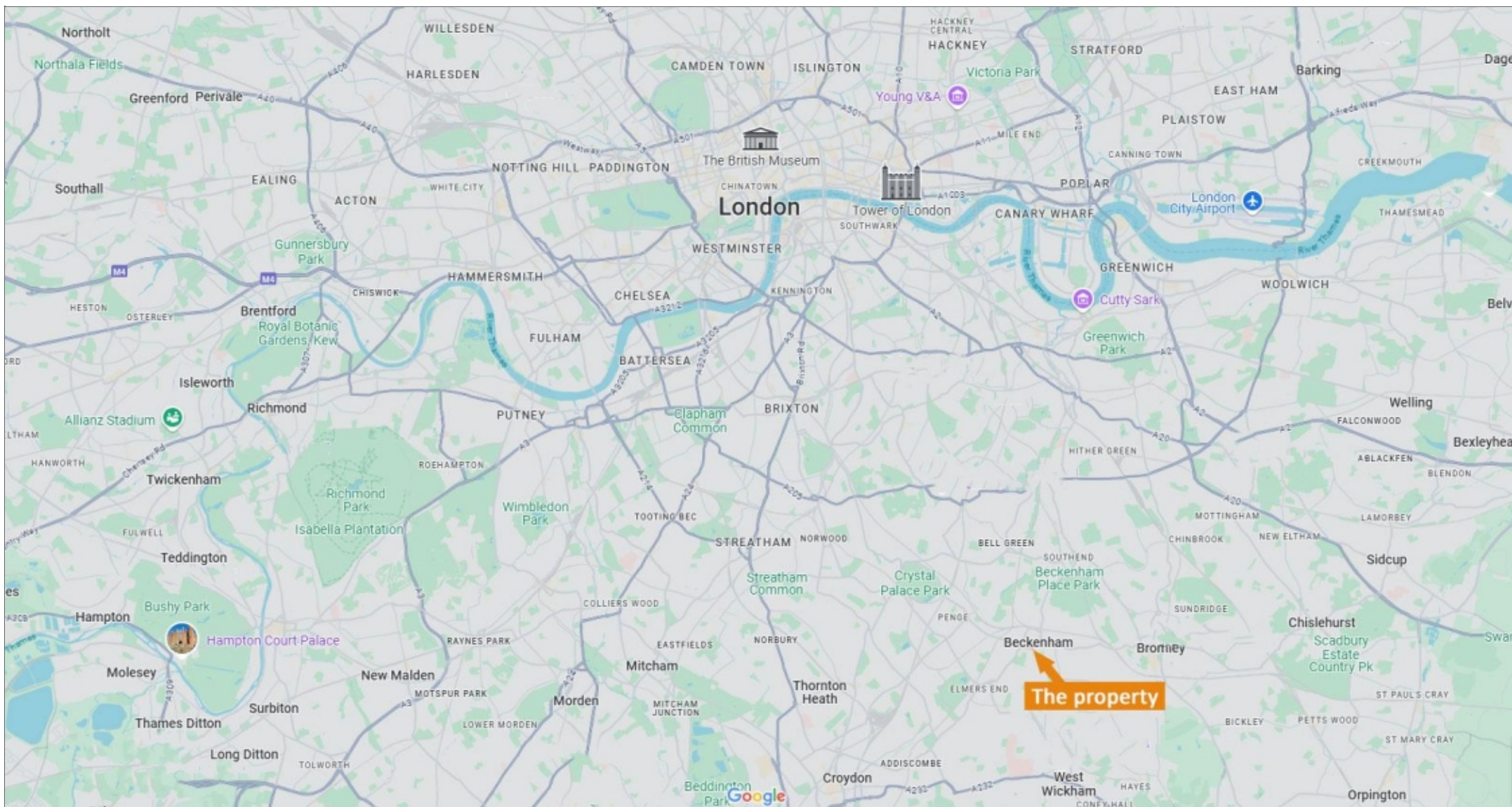
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2024