

**Lot 36, 123 to 125 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For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)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 on a New 12 year lease until 2037 (No Breaks)
- To Trade as High Quality Grooming Barbers
- Rent Review every 4th year with increases to the greater of the Open Market Rent or In line with Retail Price Index.
- 6 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

<b>Lot</b>	<b>Auction</b>
36	10th July 2025

<b>Rent</b>	<b>Status</b>
£27,000 per Annum Exclusive	Available

<b>Sector</b>	<b>Auction Venue</b>
Retail, High Street Retail	Live Streamed Auction

### Location

<b>Miles</b>	4 miles north-east of Croydon, 8 miles south-east of Central London
<b>Roads</b>	A21, A222, A234, A2015
<b>Rail</b>	Beckenham Junction, Clock House, Elmers End
<b>Air</b>	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 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 34

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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)
123-125	Retail	41.81	(450)	SA GROOMING BARBERS	12 years from June 2025	£27,000	June 2029 and every 4th year,. Rent increased to the greater of Open Market Rental Value or inline with the Retail Price Index (June 2037)
Total Approximate Floor Area		41.81	(450)			£27,000	



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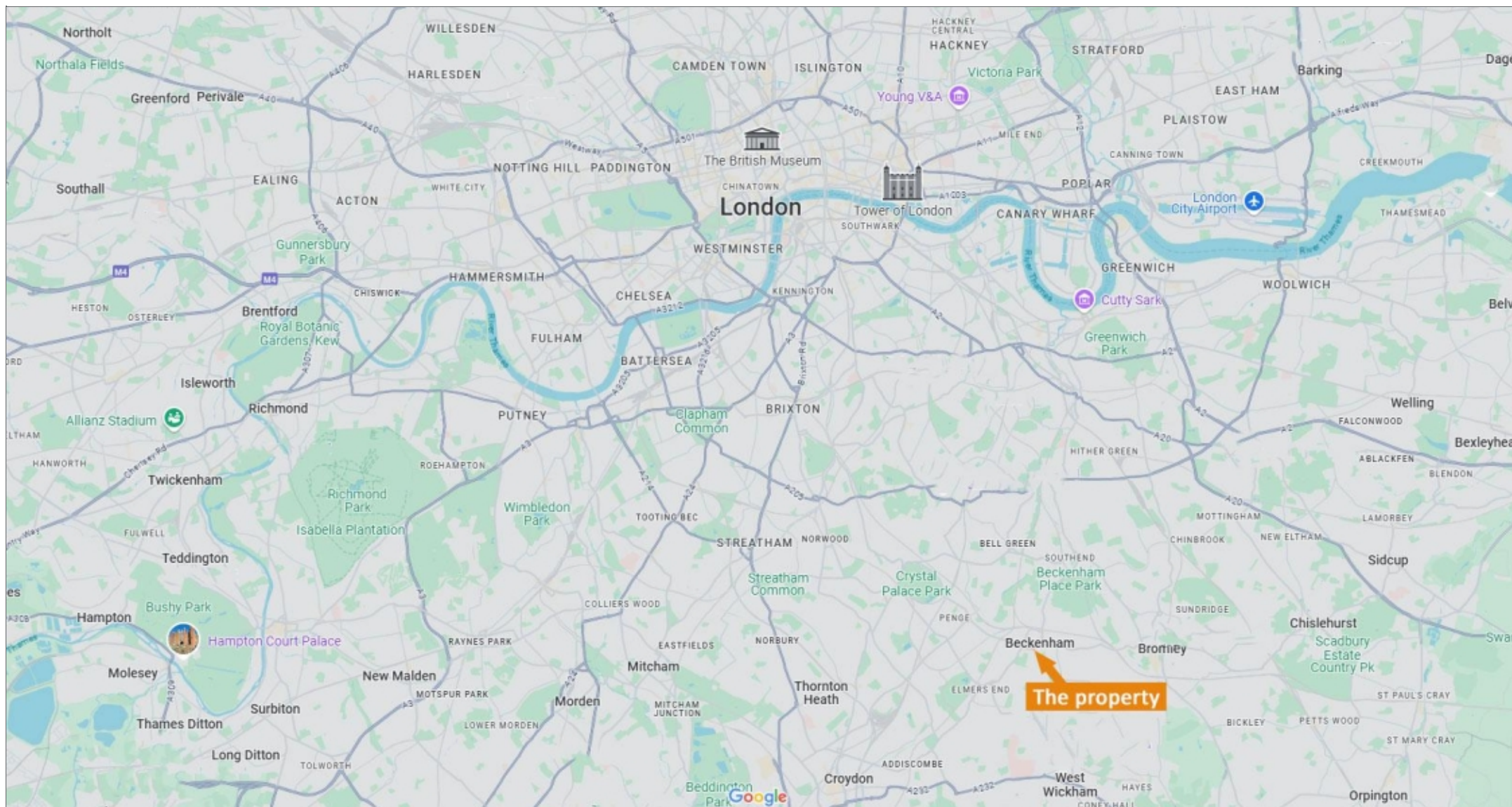
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## Contacts

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2024