

Lot 36, 123 to 125 High Street, Beckenham, London,

BR3 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Lot 36, 123 to 125 High Street, Beckenham, London, BR3 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)

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

Lot
36

Auction
10th July 2025

Rent
£27,000 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 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

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.

Lot 36, 123 to 125 High Street, Beckenham, London,

BR3 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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	

Lot 36, 123 to 125 High Street, Beckenham, London, BR3 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Lot 36, 123 to 125 High Street, Beckenham, London,

BR3 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Lot 36, 123 to 125 High Street, Beckenham, London,

BR3 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



To be offered separately Lot 18

To be offered separately as Lot 3

The property

To be offered separately as Lot 25

Lot 36, 123 to 125 High Street, Beckenham, London, BR3 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Lot 36, 123 to 125 High Street, Beckenham, London, BR3 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Lot 36, 123 to 125 High Street, Beckenham, London, BR3 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Lot 36, 123 to 125 High Street, Beckenham, London,

BR3 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Lot 36, 123 to 125 High Street, Beckenham, London, BR3 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Lot 36, 123 to 125 High Street, Beckenham, London,

BR3 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Lot 36, 123 to 125 High Street, Beckenham, London,

BR3 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Lot 36, 123 to 125 High Street, Beckenham, London,

BR3 1AG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Lot 36, 123 to 125 High Street, Beckenham, London, BR3 1AG

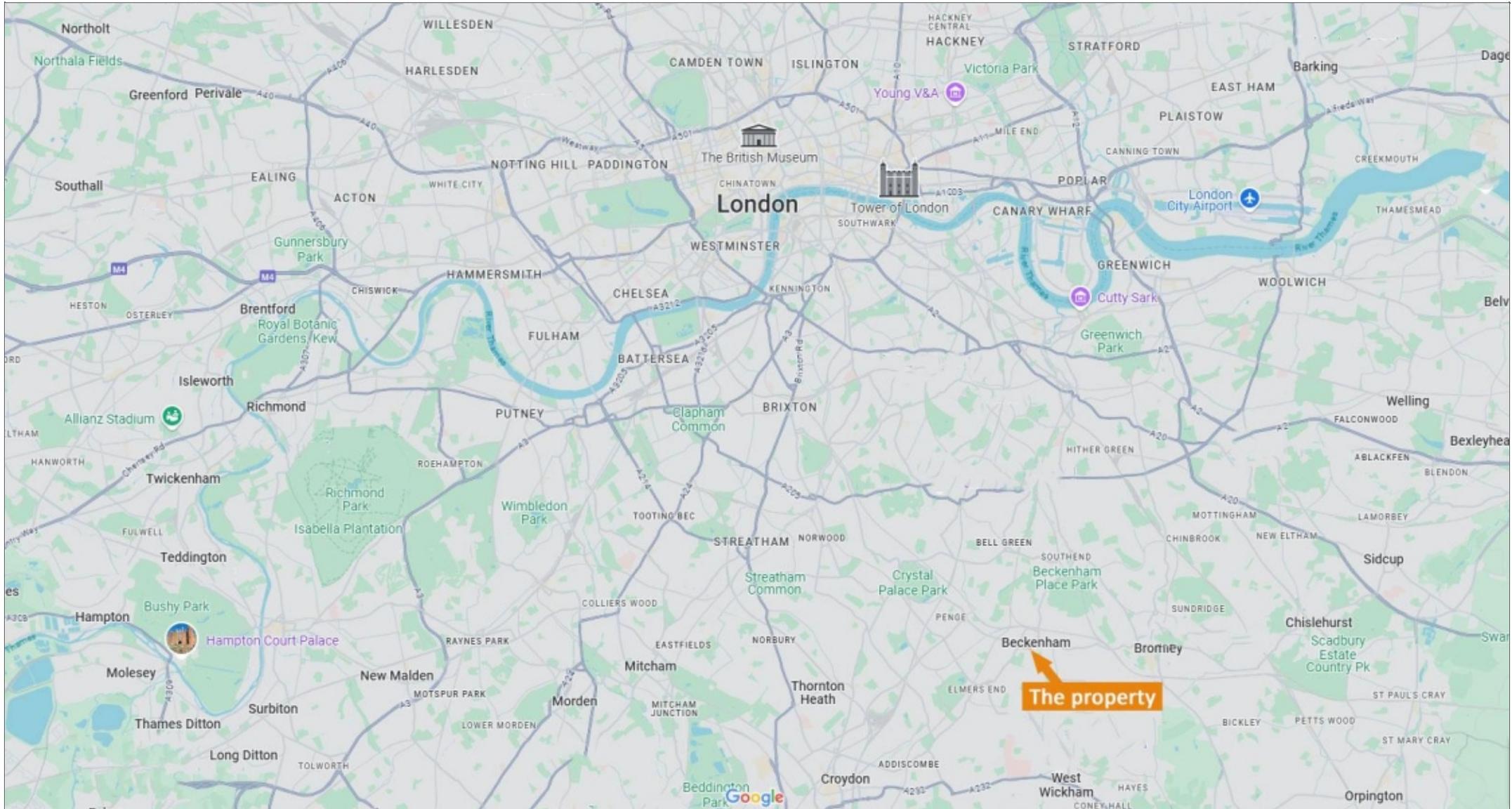
For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Lot 36, 123 to 125 High Street, Beckenham, London,

BR3 1AG

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



Lot 36, 123 to 125 High Street, Beckenham, London, BR3 1AG

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

Contacts

Acuitus

John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

john.mehtab@acuitus.co.uk

Anjali Sawali

+44 (0)20 7034 4854

+44 (0)7854 316 621

anjali.sawali@acuitus.co.uk

Seller's Solicitors

DFA Law

2 Waterside Way

Northampton

NN4 7XD

Mark Brown

01604 609 585

Mark.Brown@dfalaw.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024