



3 Beckenham Road

West Wickham, Kent, BR4 0QR

A SUPERB MIXED-USE BUILDING FORMING PART OF THIS ATTRACTIVE TERRACE ALONG THE SOUGHT-AFTER BECKENHAM ROAD.

2,082 sq ft
(193.42 sq m)

- Attractive period building.
- Large duplex apartment.
- Excellent fitted showroom.
- Scope for further development (stp).
- Two off-street parking spaces.
- Outstanding capital value at £329 p/sq/ft.

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Summary

Available Size	2,082 sq ft
Price	£649,950
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

MIXED USE FREEHOLD FOR SALE. Arranged across three floors, the ground level is dedicated to a self-contained commercial unit of considerable depth with a superb glazed frontage, well-fitted initial showroom space and extensive rooms to the rear which could easily be converted into an additional residential unit, subject to obtaining the necessary consents.

The upper two floors are accessed via their own private entrance and provide a quite outstanding residential duplex apartment with a large and characterful loft conversion, 3 good sized bedrooms, two bathrooms, a reception, private terrace and separate kitchen. These spaces benefit from double glazing, good décor throughout and an abundance of natural light.

The rear of the property enjoys a private parking space with owned and controlled security gates and the advantage of a further demised parking space outside the property which provides significant flexibility and convenience to any business wishing to operate from this address.

Location

This attractive period building forms part of this characterful parade along the impressive Beckenham Road. The property enjoys superb levels of visibility from passing trade and is well positioned amongst other successful local businesses including a number of medical centres, well-regarded dining destinations and within a few minutes walk of West Wickham Station, which connects directly into London Charing Cross in 45 minutes.

Terms

RATEABLE VALUE: £12,250 per annum.

RATES PAYABLE: £ 6,112.75 per annum.

GROUND FLOOR RETAIL: 965 sq.ft. (89.7 sq.m.).

RESIDENTIAL DUPLEX: 1,147 sq.ft. (106.6 sq.m.).

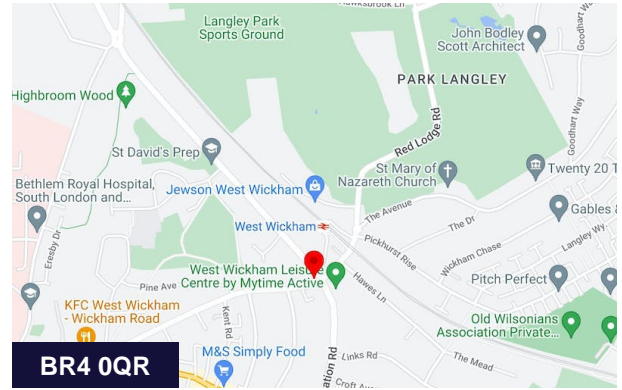
GIA: 2,112 sq.ft. (196.3 sq.m.)

LOCAL AUTHORITY: London Borough of Bromley. Please note: We strongly recommend that you verify the rates with the London Borough of Bromley.

VAT: The building is not elected for VAT.

POSSESSION: Full vacant possession upon completion of legal formalities.

LEGAL COSTS: Each party is to bear their own legal costs.



Viewing & Further Information



Tom Lewin

020 7355 0285 | 07775 074281
tlewin@winkworth.co.uk



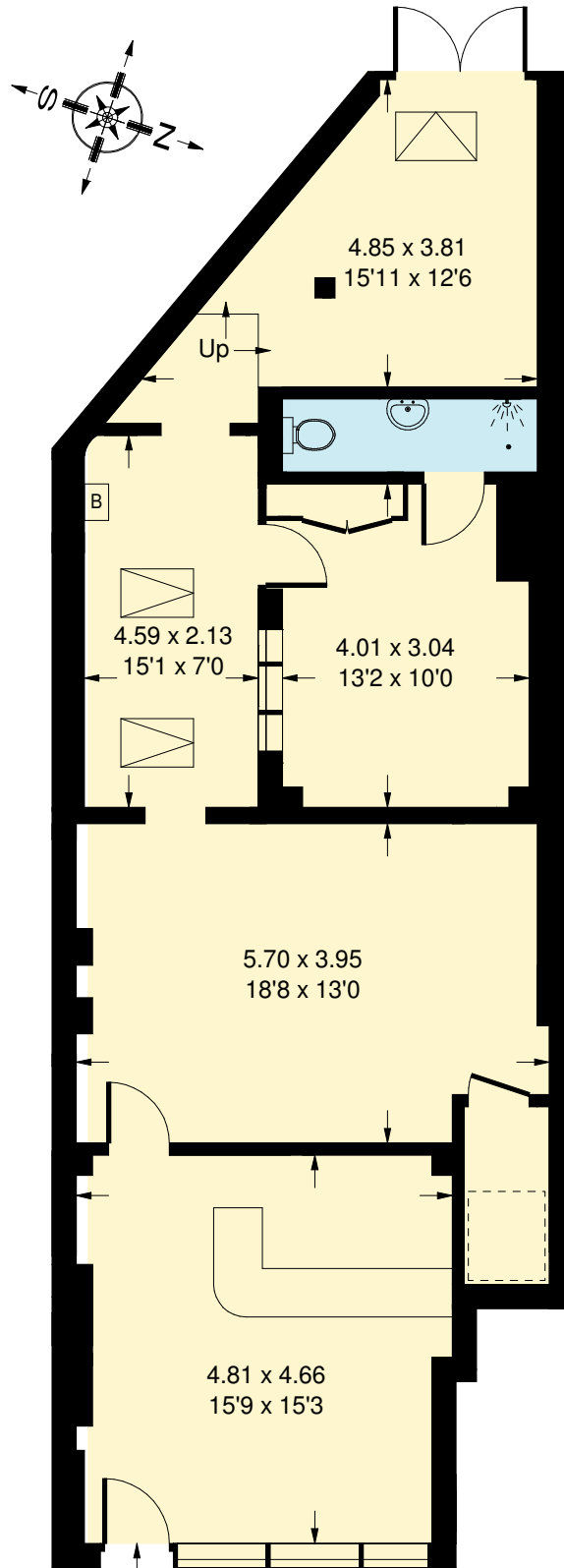
Chris Ryan

07385 413368 | 020 7355 0285
cryan@winkworth.co.uk


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Approx. Gross Internal Area
89.7 sq m / 965 sq ft



Ground Floor

 = Reduced headroom
below 1.5 m / 5'0

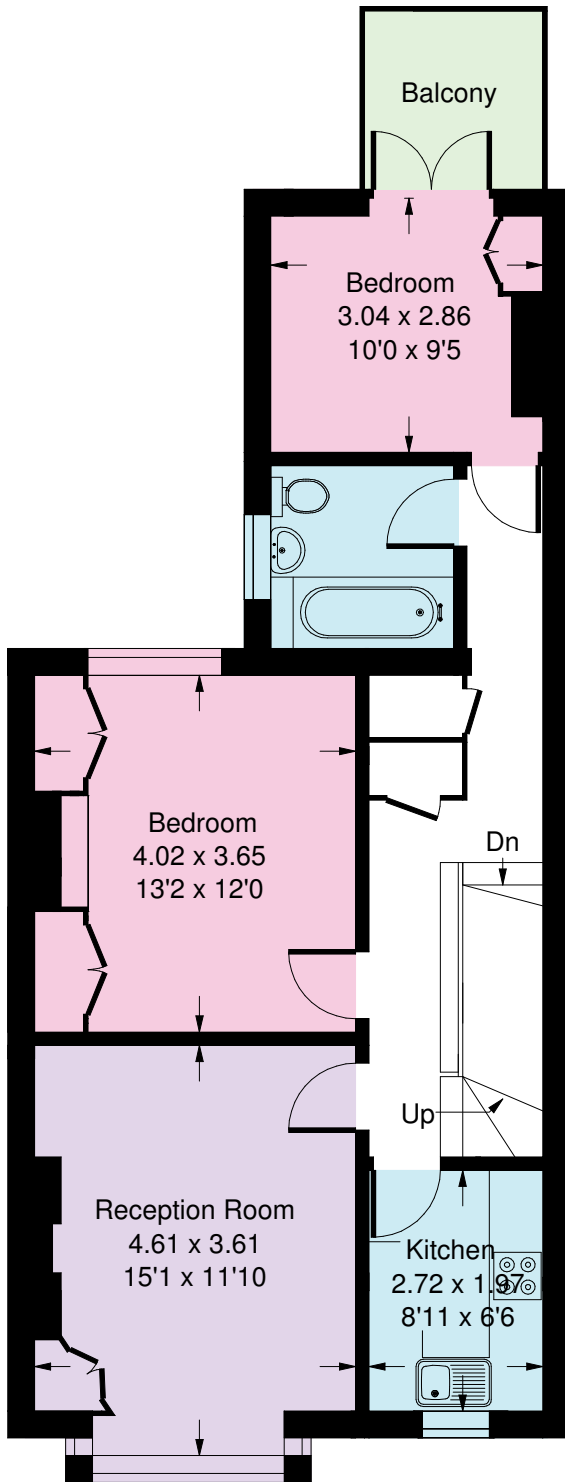
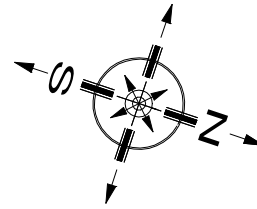
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

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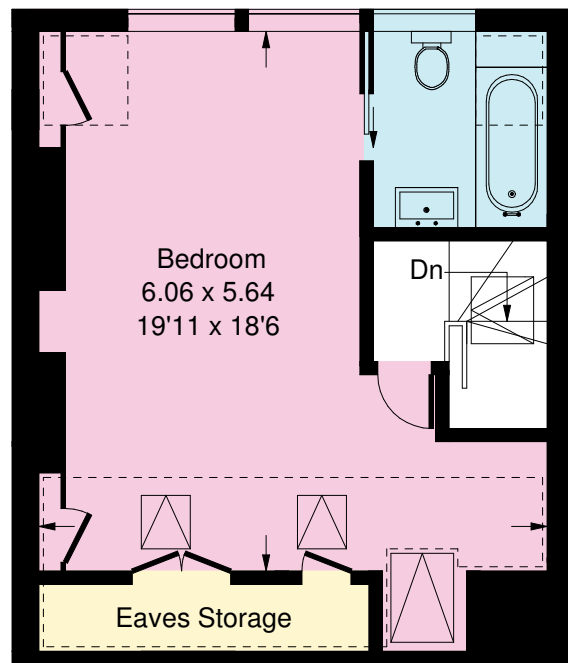
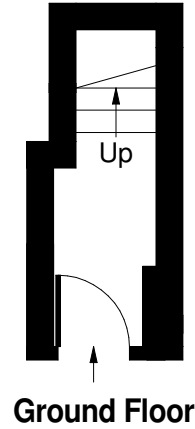
Approx. Gross Internal Area = 103.8 sq m / 1117 sq ft

Eaves Storage = 2.8 sq m / 30 sq ft

Total = 106.6 sq m / 1147 sq ft



First Floor



--- = Reduced headroom
below 1.5 m / 5'0

Second Floor

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