

**A3 RETAIL PREMISES****TO LET**

**215-223 High Street,  
Beckenham, BR3 1BN**



**LOCATION** The premises are situated in a very prominent location close to Nando's, Pizza Express and Prezzo. Other retailers close by include, Sainsburys and Boots.

**DESCRIPTION** The premises comprise a ground floor lock up unit.

**ACCOMMODATION** The property provides the following approximate floor areas:

Gross Frontage	56' 6"	(17.22 m)
Ground Floor area	2,600 sq ft	(241.80 sq m)

\*It may be possible to increase the ground floor space to circa 3,178 sq ft (295.56 sq m).

**Important:**

*Whilst these particulars are believed to be correct, they are provided merely as a general guide to the property and do not and shall not hereafter become part of any offer or contract. Any person with an interest in the property should satisfy themselves as to any matters concerning the premises by inspection or otherwise as to their correctness. Neither Kinleigh Folkard & Hayward nor any of their employees or agents have authority to make or give any representation or warranty in relation to the property.*

**TERMS**

- TENURE:** A new effectively fully repairing and insuring lease for a term to be agreed is available, subject to 5 yearly upward only rent reviews.
- RENT:** £90,000 per annum exclusive.
- RATES:** To be reassessed following separation works from the upper floors.
- VAT:** Exclusive of VAT
- PLANNING:** Our clients are in the process of obtaining a change of use to A3.
- LEGAL COSTS:** Each party to bear own legal costs incurred in this transaction.
- VIEWINGS:** Strictly by appointment via KFH

**Kinleigh Folkard & Hayward**  
Commercial Property Services

**TIM BUCKLE**  
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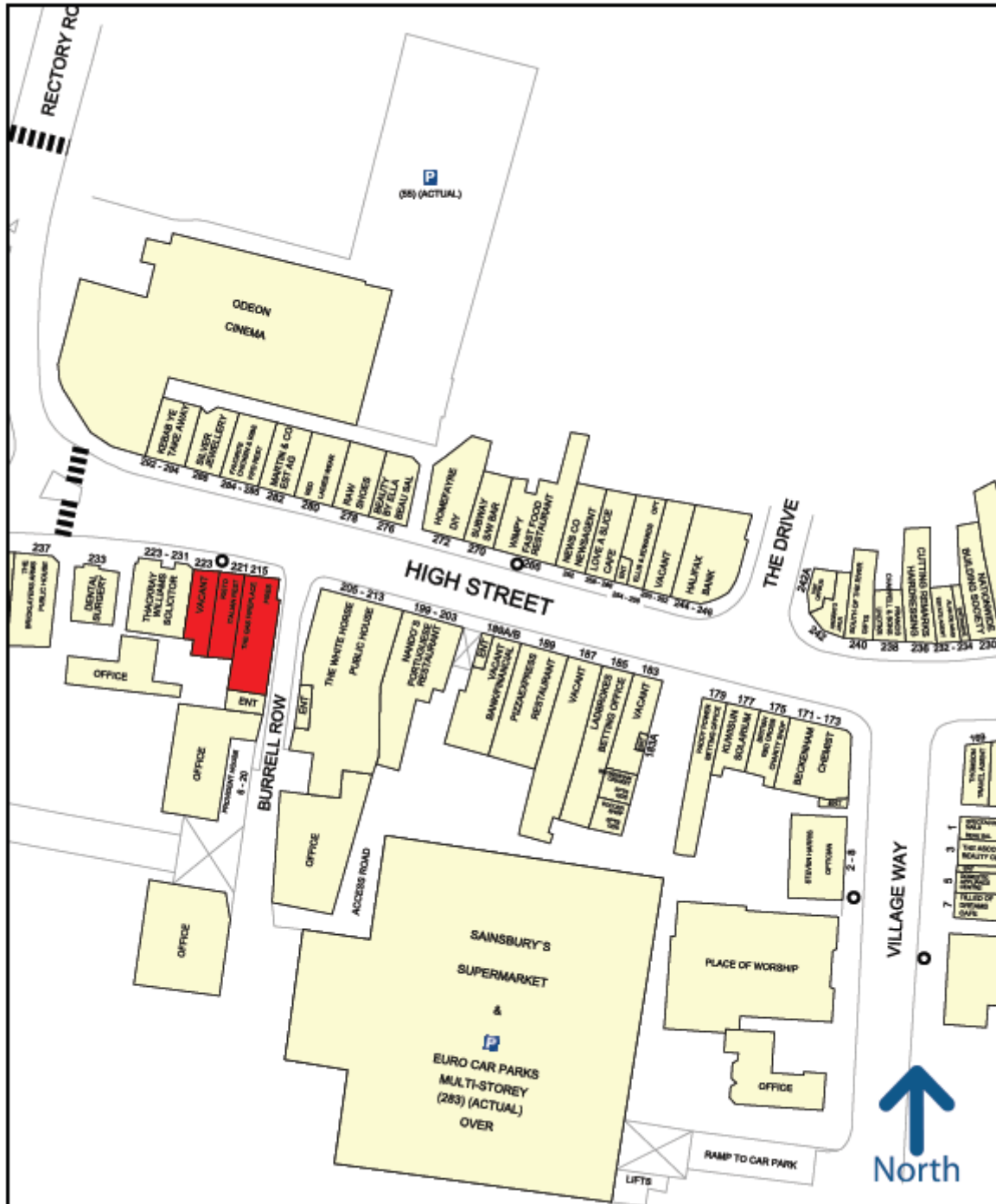
**ED JEFFS**  
020 8739 2089  
[ejeffs@kfh.co.uk](mailto:ejeffs@kfh.co.uk)

or our joint agents

**Emma Clarke**  
Cradick Retail  
01892 707 512  
[eclarke@cradick.co.uk](mailto:eclarke@cradick.co.uk)

**Important:**

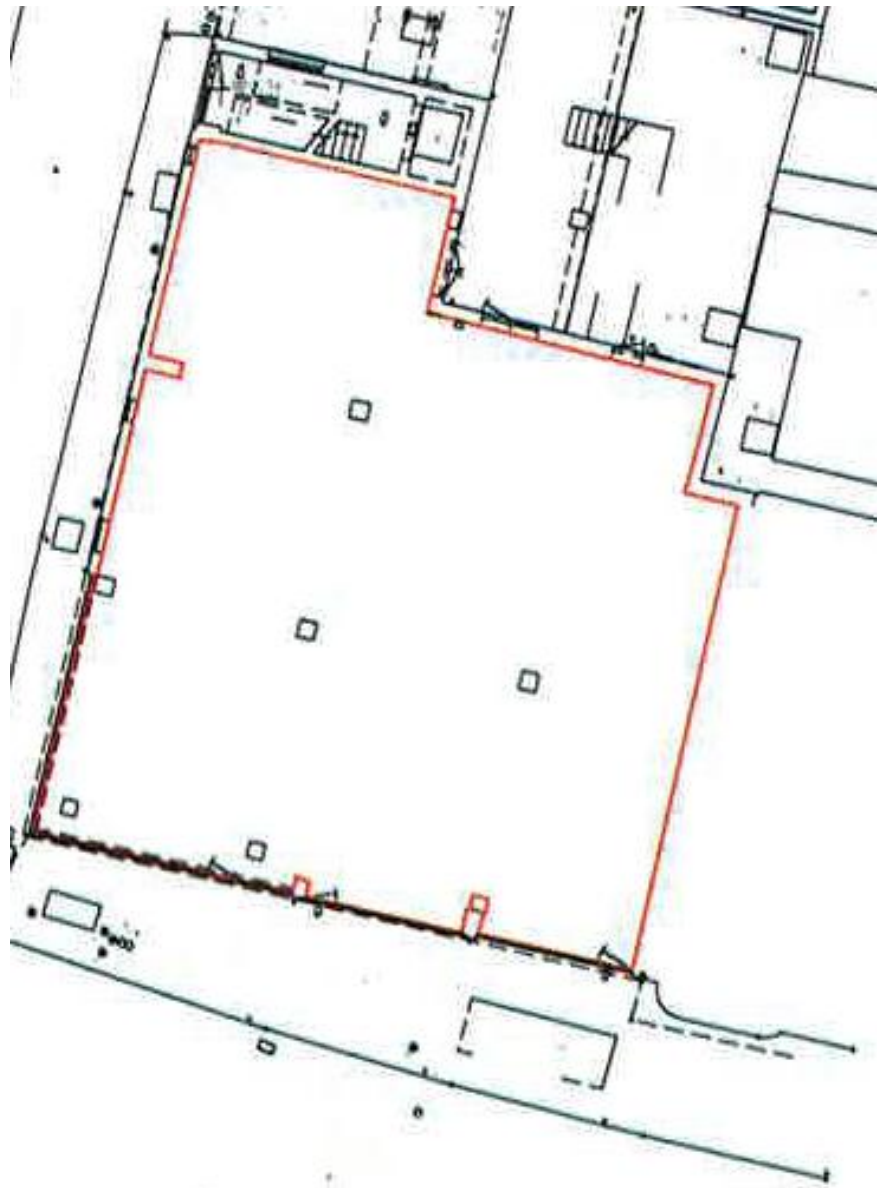
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Ground Floor Plan – 215-223 High Street Beckenham

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# Energy Performance Certificate

## Non-Domestic Building



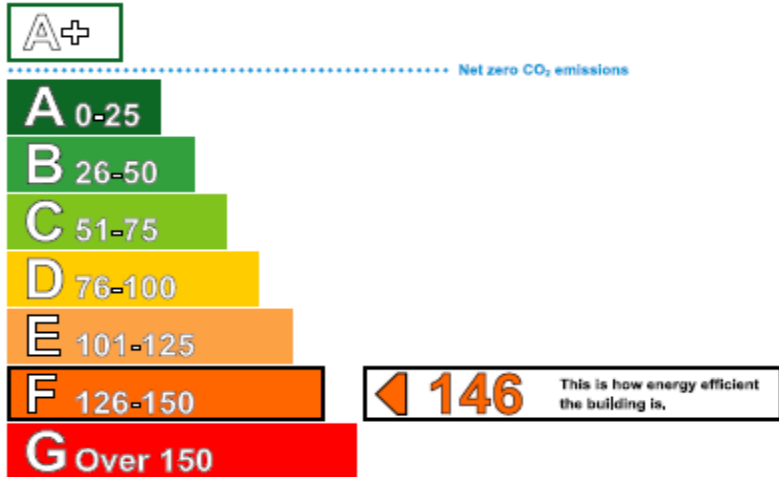
Marqueen House  
215-223 High Street  
BECKENHAM  
BR3 1BN

Certificate Reference Number:  
9241-3088-0723-0300-2725

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

### Technical Information

Main heating fuel: Grid Supplied Electricity  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 1281  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 116.96

### Benchmarks

Buildings similar to this one could have ratings as follows:

- 37 If newly built
- 98 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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