



**FREEHOLD INVESTMENT FOR SALE**

**HS** HUGGINS STUART  
**EDWARDS**

73 High Street, Beckenham, Bromley, BR3 1AN  
OIRO £820,000 FREEHOLD



73 High Street, Beckenham, Bromley,  
BR3 1AN

## INVESTMENT FOR SALE

Approx 2,277 sqft (211.52 sqm)

### DESCRIPTION

Attractive mixed-use investment property comprising a prominent high street commercial unit on ground floor and basement, with two self-contained maisonettes situated above and to the rear. 73a is arranged as a 2 bedroom maisonette over 1<sup>st</sup> and 2<sup>nd</sup> floors, and 73b is arranged over ground and 1<sup>st</sup> floors, both are held on ASTs.

Commercial	620 sqft	57.52 sqm
73a	1,054 sqft	98 sqm
73b	603 sqft	56 sqm
TOTAL	2,277 sqft	211.52 sqm

### INCOME

#### Commercial

£16,750 pax subject to a fixed increase in year 5.

#### Residential

73a: £1,450 pcm (£17,400 pa)

73b: £1,350 pcm (£16,200 pa)

Total annual income: £50,350

### COMMERCIAL LEASE

The ground floor and basement are let to Leaders Limited on a 10 year lease from 1<sup>st</sup> October 2019. Rent increases to £17,585 pax in year 5.

### PRICE

Offers invited in the region of £820,000.

### LOCATION

The property is situated in a prominent location on Beckenham High Street at the junction with Manor Road and Kelsey Park Road. The property is well placed for High Street shopping and amenities. Beckenham has excellent transport links to Central London. Beckenham Junction is approximately 5 minutes walk from the property providing regular trains to London Victoria and is the Eastern terminus of the London Tramlink.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIRTUAL TOUR

<https://tour.giraffe360.com/04d48e0a84704a5f87b88746dc4e5495/>

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Michael Angus  
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### DATE

June 2023

### FOLIO NUMBER

30027

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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