

2 WATERSTONE HOUSE \* 13 CENTRAL HILL \* LONDON SE19 1BG  
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## **FREEHOLD WAREHOUSE, TRADE COUNTER AND OFFICE BUILDING** **FOR SALE**

LOCATED JUST OFF BECKENHAM HIGH STREET AVAILABLE IN TWO CURRENTLY INTERCONNECTING BUILDINGS AND AVAILABLE COLLECTIVELY OR POSSIBLY AS TWO INDIVIDUAL UNITS

### **SUPA HOUSE, 182A HIGH STREET, BECKENHAM, KENT, BR3 1EW**

#### **LOCATION**

The property is situated with access directly from Beckenham High Street via a roadway between retail but visible from the High Street. The property is set on its own self contained site and benefits from rights of way over neighbouring roads giving access and egress onto the site. Beckenham is an affluent South London suburb with the High Street providing many well known retailers together with the usual banks and other services. The wider catchment comprises densely populated but good quality housing stock. The property is well positioned to gain access further into South London via the South Circular Road with Croydon and Bromley town centres being within easy reach.



## **DESCRIPTION**

The property comprises warehouse and office space arranged in two principal buildings with a first floor walkway set in a backlands position. The property provides two main ground floor warehouses, additional first floor warehousing accessed via a small goods lift and first floor offices in the secondary building together with external areas providing some parking and loading. The property has most recently been used for electrical goods distribution but would suit a variety of businesses requiring storage, offices and workspace. It should be noted that the premises are available as an entirety or potentially as two individual sections providing additional flexibility. Eaves heights within the ground floor building are between 10'-11' but the space is largely clear span with one building having full vehicular access via a concertina door.

## **ACCOMMODATION**

### **Building 1**

**Ground Floor** 177.43m<sup>2</sup> (1910 ft<sup>2</sup>) (approx)

**First Floor** 177.43m<sup>2</sup> (1910 ft<sup>2</sup>) (approx)

### **Building 2**

**Ground Floor** 245.25m<sup>2</sup> (2640 ft<sup>2</sup>) (approx)

**First Floor** 245.25m<sup>2</sup> (2640 ft<sup>2</sup>) (approx)

**Interconnecting walkway**

Please note these measurements are gross internal and include kitchen areas, WCs, goods lift, stairwells and lobbies.

### **Externally**

**Yard, parking and thoroughfare areas**

It should be noted that rights of way exist over the main access road from Beckenham High Street and a further road to the rear of neighbouring retail allowing access and egress to and from the site.

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.



## **USE/PLANNING**

We understand the property currently falls within Class B8/B1 (Warehouse/Office) of the current Town and Country (Use Classes) Order and the building has most recently been used as an electrical distributors'. Prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **PRICE**

In the event of a sale of the entirety, **£850,000 (eight hundred and fifty thousand pounds)** is sought. In the event of a sale of individual buildings, the larger would be **£450,000 (four hundred and fifty thousand pounds)**.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.