

431 CROYDON ROAD BECKENHAM

Ground floor shop unit - 551 sq ft. Flat 1 - 452 sq ft. Flat 2 - 515 sq ft Total 1,518 sq ft



ADDRESS

431 Croydon Road
Beckenham
BR3 3PP

DESCRIPTION

For Sale - Mixed Use Investment with Potential for Development * NB Marketing has been temporarily postponed due to renegotiation of the lease terms on the ground floor

The property forms part of a parade of shops close to Beckenham High Street. Planning permission granted for demolition of existing outbuildings and construction of additional retail floor space and one additional residential unit.

The accommodation comprises a ground floor, self-contained shop unit with storage to the rear and is currently let to the charity, MIND.

Dated: 06/06/2026



SPECIFICATION

Investment Summary

Retail & residential investment

Planning permission granted for demolition of existing outbuildings and construction of a rear infill extension

Ground floor shop let to national charity

2 x one-bedroom flats above

Total passing rent of £35,100 per annum

Tenure Freehold

Price £800,000

Size Ground floor shop unit - 551 sq ft. Flat 1 - 452 sq ft. Flat 2 - 515 sq ft Total 1,518 sq ft

CONTACT

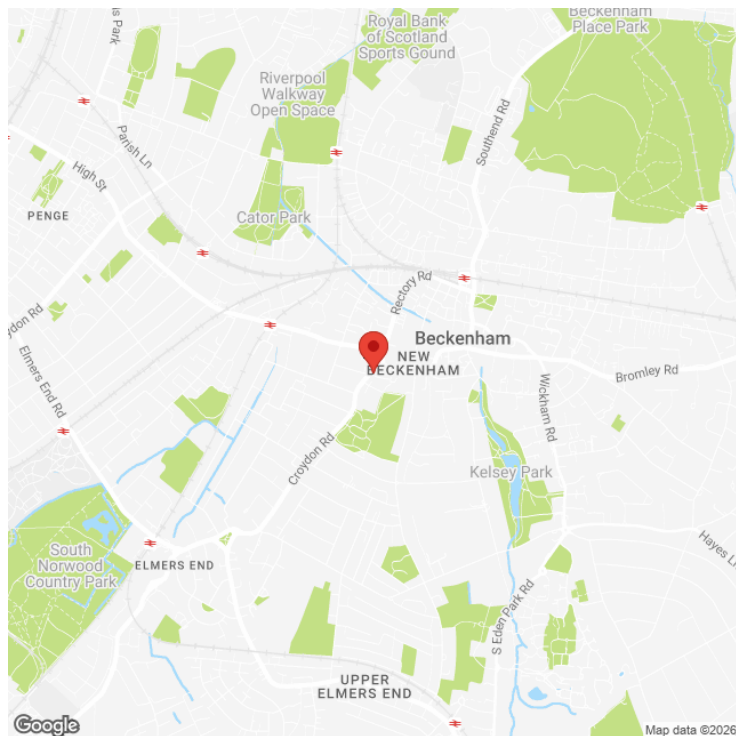
Mike Lewis

FRICS

T 01732 227902

M 07889 361427

E mike.lewis@michaelrogers.co.uk



Dated: 06/06/2026

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ