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FOR SALE

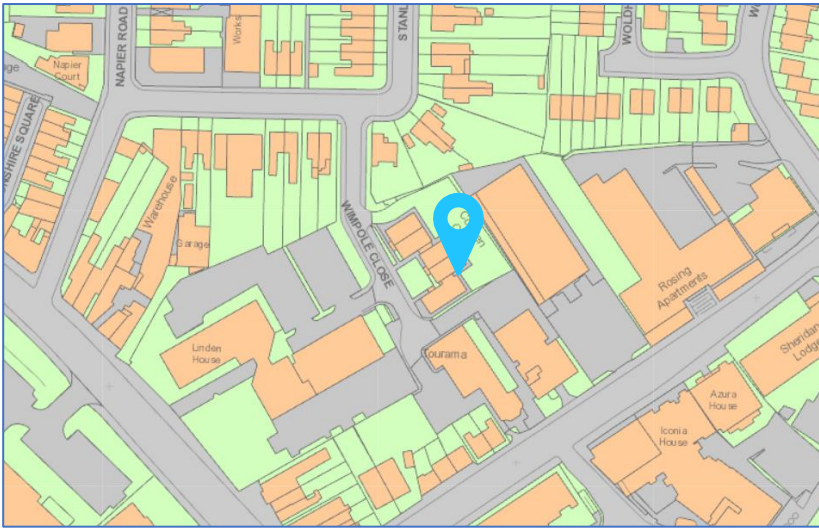
BROMLEY

5 COBDEN COURT, WIMPOLE CLOSE BR2 9JF

FREEHOLD OFFICE INVESTMENT OPPORTUNITY

PART LET / PART VACANT

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property.



LOCATION/ DESCRIPTION

Bromley is an busy South London suburb located within the London Borough of Bromley, the largest borough in Greater London. The town is popular with commuters and Bromley South Railway Station is located approx. 0.6m away providing rail connections to London Bridge, Victoria, Charing Cross and southbound to Sevenoaks. Wimpole Close is situated in a convenient and accessible location off of Masons Hill (A21) close to the junction with Kentish Way.

The property comprises a three storey end of terrace building of traditional brick/block construction beneath a tiled pitched roof within a courtyard environment. The property benefits from 3 allocated parking space. Each floor is arranged to provide open plan office space fitted to a good standard with kitchen and WC facilities. Features include gas central heating, suspended ceilings with LED lighting and double glazing throughout.

ACCOMODATION (approx.)

Floor Area	Sq.Ft.	Sq.M.
Ground Floor	495	46
First Floor	495	46
Second Floor	<u>495</u>	<u>46</u>
Total:	1,485	138

SERVICE CHARGE

A service charge is payable for the maintenance of the common areas of the building and Cobden Court.

PLANNING

Planning permission (Ref:18/01307/FULL1) was granted in June 2018 for a third floor extension to provide additional office space. The permission is subject to the fulfilment of 8 (Eight) conditions, one of which being that the development must begin within 3 (Three) years from the date of permission. Further details can be obtained from our office or The London Borough of Bromley Planning Portal.

TENANCIES

The ground floor is let upon a Full Repairing and Insuring lease for a term of 6 years from 11th November 2016 at a rent of **£7,500 (Seven Thousand Five Hundred Pounds)** per annum exclusive.

The first floor is vacant.

The second floor office is let upon Full Repairing and Insuring for a term of 6 years from 5th June 2019 at a rent of **£10,000 (Ten Thousand Pounds)** per annum exclusive.

The current total income is **£17,500 (Seventeen Thousand Five Hundred Pounds)** per annum. Copies of leases are available on request.

TENURE / PRICE

Freehold, subject to the occupational tenancies above and vacant possession of the first floor. We are instructed to invite offers in the region of **£440,000 (Four Hundred and Forty Thousand Pounds)**, subject to contract.

EPC

Details available on request.

VAT

The property is not elected for VAT.

VIEWINGS

By appointment via sole selling agents Linays Commercial.

