

HAYES

29a STATION APPROACH

BR2 7EB

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**FOR SALE – SELF CONTAINED OFFICE SUITE – FIRST AND SECOND FLOOR LEVEL
1,087 SQ FT (101 M²) - RESIDENTIAL DEVELOPMENT OPPORTUNITY
(PLANNING PERMISSION GRANTED FOR 1 X ONE BEDROOM & 1 X 2 BEDROOM FLATS)**

Location

Hayes is an affluent commuter suburb located within the London Borough of Bromley approx. one mile south of Bromley town centre.

The property is situated in a prominent position within an established parade close to Hayes Railway Station and the Town Centre public car park. Further pay and display parking is available at the roadside. Bus services are available opposite the property.

Surrounding occupiers include Sainsburys Local, Iceland, Boots Opticians and several independent retailers and restaurants.



Description/ Planning

The property comprises a mid-terrace office unit arranged over first and second floor levels within a traditional period style building. Externally the premises benefits from a yard with detached garage and parking area.

Planning permission (Ref: DC/18/040207/RESPA) was granted in November 2018 for the conversion of the first and second floor of the premises from Class B1 (Offices) to Class C3 Dwelling house. The first floor proposes a two bedroom flat with entrance hall, living room, kitchen and bathroom. The second floor proposes a one bedroom flat with bathroom and eaves storage space. Further details and floor plans can be obtained from our office or the London Borough of Bromley Planning Portal.

The ground floor consists of a retail shop unit which is not included in the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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

Ref: MC/4915

Accommodation

(with approximate dimensions and floor areas)

First Floor: 710 sq.ft 66 sq.m
Second Floor: 398 sq.ft 37 sq.m
Total Floor Area
1,108 sq.ft 101 sq.m
Garage: 473sq.ft 44sq.m
Rear Yard.

Price

£350,000 (Three Hundred and Fifty Thousand Pounds) for our clients long leasehold interest with approx. 69 years unexpired with full vacant possession upon completion.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £4,584.90 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the sale price under current legislation.

Energy Performance Certificate

Energy Performance Certificate

Non-Domestic Building

HM Government

29a Station Approach
Hayes
BROMLEY
BR2 7EB

Certificate Reference Number:
9923-3031-0599-0500-1205

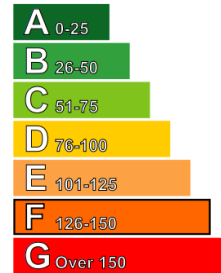
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for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

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



129 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 98
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 84.14

Benchmarks

Buildings similar to this one could have ratings as follows:
26 If newly built
69 If typical of the existing stock

Viewings

Available by prior appointment with Linays Commercial Limited.



Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991

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