

# PENGE, LONDON

33 CROYDON ROAD

SE20 7TJ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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## FREEHOLD MEDICAL CENTRE – VACANT POSSESSION SUITABLE FOR EXISTING USE OR REDEVELOPMENT (STPP)

### Location

Penge is a densely populated residential suburb located within the London Borough of Bromley some 8 miles south-east of Central London. The area has good road links with the A234 (Beckenham Road) to the north and A213 (Croydon Road).

Kent House, Penge East and Penge West Rail Stations provide regular services to London Victoria (journey time 18 minutes) and London Bridge (journey time 20 minutes) respectively.

The property is situated in a prominent location close to the junction with High Street where occupiers include Lidl, Sainsburys and NatWest.



### Accommodation

Ground Floor:	1260sq.ft	117sq.m
First Floor:	900sq.ft	83sq.m
Second Floor:	463sq.ft	43sq.m
Total Floor Area (Gross):	<b>2623sq.ft</b>	<b>243sq.m</b>

### Description

The property comprises a semi-detached building of brick construction beneath a pitched roof with tiled covering. The current occupier operates as a medical centre and the layout provides entrance reception, WC and six rooms at ground floor level. The first floor provides six rooms and WC facilities. Two further rooms are available at second floor level within the loft space. Externally the property sits on a rectangular parcel of land and benefits from front forecourt parking for four vehicles and a good sized garden to the rear offering scope for development (subject to planning permission).

We are advised that the property falls within a D1 (Doctors Surgery) planning use class. The property is not listed or in a conservation area. Further details can be obtained from our office or The London Borough of Bromley Planning Portal. We believe the property would be suitable for a wide range of users including medical, leisure, office or residential (subject to planning permission).

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

## Price

The property is for sale freehold, with vacant possession. Our client may consider a conditional sale subject to the grant of Planning Permission. Offers on this basis should include timescales as well as outlining a proposed scheme.

We are instructed to invite offers in the region of **£1,000,000 (One Million Pounds)**, subject to contract.

## Services

We have not inspected the services however it would appear the site benefits from mains electricity, gas water and drainage. Prospective purchasers should satisfy themselves through their own due diligence enquiries.

## VAT

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

## Rateable Value

We understand from the Valuation Office Agency (VOA) website that the property has a rateable value of £30,250.00 (2019/20 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.

## CEPC

### Energy Performance Certificate Non-Domestic Building



Trinity Medical Centre  
33 Croydon Road  
LONDON  
SE20 7TJ

**Certificate Reference Number:**  
9708-3011-0689-0600-8725

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

69

This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m <sup>2</sup> ):	248
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	53.31
Primary energy use (kWh/m <sup>2</sup> per year):	312.01

### Benchmarks

Buildings similar to this one could have ratings as follows:

22

If newly built

63

If typical of the existing stock

## Viewings

Strictly by appointment only. The property is tenanted and no direct approaches are to be made.

Contact:  
Mandeep Cheema

Email:  
[mc@linays.co.uk](mailto:mc@linays.co.uk)

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