

BECKENHAM

114 BROMLEY ROAD

BR3 5NU

LINAYS

COMMERCIAL

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TO LET OR MAY SELL – SUBSTANTIAL PERIOD FORMER ELDERLEY PERSONS HOME

Location

Beckenham is a prosperous and popular suburb located in the Borough of Bromley approximately 8 miles south-east of Central London and 5 miles north-east of Croydon.

The area is well served by road, the A222 linking Bromley and Croydon and the A214 linking with the A21 and on to the M25 at Junction 4.

The property occupies a prominent corner position at the junction of Bromley Road with Crescent Road. The surrounding area provides a mixture of period and modern private housing plus local shopping facilities within established parades.



Description

The property comprises a substantial detached period building arranged on ground and two upper floors plus a modern rear addition fronting Crescent Road linked to the principle building by a single storey element.

We understand that the premises were previously used as a residential home for the elderly.

Accommodation

(with approximate dimensions and floor areas)

Total Site Area: approx. 0.390 Acres

- Entrance Hall
- Communal Kitchen and Utility Room
- Staff WC's
- Residents Lounge Area
- Residents Dining Room
- 14 x Ensuite Bedrooms
- 2 x Guest Rooms
- 1 x Staff Bedroom
- 2 x Attic Storage Rooms
- 1 x Cottage Studio Flat

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.

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term to be agreed. **Rent upon Application.**

Alternatively, our client may consider offers for the freehold interest.

Rating Assessment

Details TBC.

Town Planning

We are advised that planning permission was granted upon appeal for a two-storey rear extension and conversion to residential home for the elderly with 2 housekeeper's flats and 9 car parking spaces.

[Planning Application Summary](#)

Legal Costs


Each party to pay their own legal fees in respect of this transaction.

VAT

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

Commercial Energy Performance Certificate

Energy Performance Certificate



114, Bromley Road, BECKENHAM, BR3 5NU


Dwelling type: Detached house	Reference number: 0965-2891-7747-2900-0631
Date of assessment: 09 April 2020	Type of assessment: RdSAP, existing dwelling
Date of certificate: 09 April 2020	Total floor area: 545 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

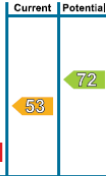
Estimated energy costs of dwelling for 3 years:	£ 14,151
Over 3 years you could save	£ 5,133

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 1,185 over 3 years	£ 594 over 3 years	
Heating	£ 12,528 over 3 years	£ 7,983 over 3 years	
Hot Water	£ 438 over 3 years	£ 441 over 3 years	
Totals	£ 14,151	£ 9,018	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Net energy efficient - higher running costs
(92 plus) A		72	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,509
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,664
3 Floor insulation (suspended floor)	£800 - £1,200	£ 441

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Viewings

Available by prior appointment via Linays Commercial Limited.



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