

CHISLEHURST

ROYAL PARADE MEWS

BR7 6TN

LINAYS

COMMERCIAL

26A STATION SQUARE
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FREEHOLD OFFICE TO RESIDENTIAL DEVELOPMENT OPPORTUNITY

PLANNING GRANTED FOR SIX APARTMENTS – 4 x 1 BED & 2 X 2 BED

Location / Description

Chislehurst is an affluent London suburb situated in north Kent and within the London Borough of Bromley. Chislehurst Station is located approx. 1.5 km (1 mile) to the south west, with frequent train services providing access to a number of southside London termini and stations including Waterloo London Bridge, Cannon Street and Charing Cross.

Royal Parade Mews is situated on the A208, a main arterial road close to the junction with Bromley Road (A222). The property is accessed via a private roadway.

Royal Parade Mews comprises a part single/part two storey period style office building within an attractive courtyard setting. The current layout consists of several office suites with kitchen facilities, reception area and WC's.



Tenure/Price

The property is for sale on a freehold basis with full vacant possession. We are instructed to invite offers at **£1,500,000 (One Million Five Hundred Thousand Pounds)**.

We are advised that an existing maisonette at 1st floor level is sold on a long leasehold basis, full details are available on request.

Planning Permission

Planning consent was granted by the London Borough of Bromley on the 15th July 2019 under reference 19/00216/FULL1 for the "Erection of first floor extension over part of existing building and formation of 6 apartments with 7 car parking spaces". Further details can be obtained from the London Borough of Bromley Planning Portal or via our office.

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

VAT

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

Legal Costs

Each party to be responsible for the payment of their own legal and professional fees.

Services

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

Proposed Elevations



Viewings

Strictly by prior arrangement with Linays Commercial



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