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COMMERCIAL

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**FOR SALE**

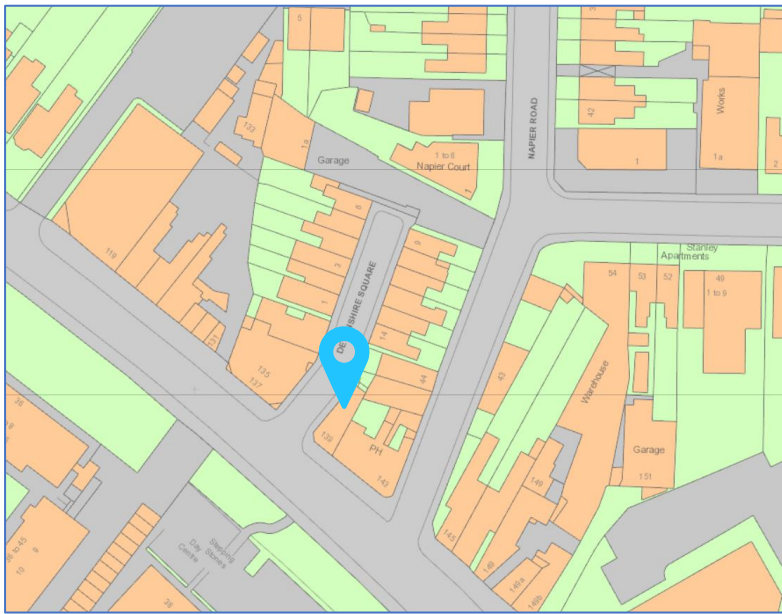
**BROMLEY**

**139 MASONS HILL BR2 9HW**

**FREEHOLD MIXED USE INVESTMENT OPPORTUNITY**

**COMMERCIAL & RESIDENTIAL**

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. 0.4m away providing rail connections to London Bridge, Victoria, Charing Cross and southbound to Sevenoaks. The property is situated in a prominent position fronting the A21 trunk road equidistant to the junction with Kentish Way and Hayes Lane (B265).

The property comprises a three storey end of terrace building of traditional brick/block construction beneath a part pitched/part flat roof. The ground floor is occupied as a Bar and arranged internally to provide front customer seating area with rear wc's. The first floor is accessed via an external staircase to the rear of the property and provides a small private office with WC.

A two bedroom split level maisonette is arranged over first and second floors to provide, kitchen, living room, shower-room, two bedrooms and a WC.

## ACCOMODATION (approx.)

Floor Area	Sq.Ft.	M <sup>2</sup>
Ground Floor (Bar)	624	58
First Floor (Office)	141	13
First & Second Floor (Residential)	<u>840</u>	<u>78</u>
<b>Total:</b>	<b>1605</b>	<b>149</b>

## PLANNING

The ground floor is being used as Public House. Planning permission for this use was granted in 2017 under Ref: DC/17/01954/FULL for change of use from Retail (Class A1) to Public House (Class A4). Interested parties should verify the planning use with the local planning authority.

## TENANCIES

The ground floor is let upon a Full Repairing and Insuring lease for a term of 10 years from 1<sup>st</sup> March 2019 at a rent of **£18,000 (Eighteen Thousand Pounds)** per annum exclusive. The lease incorporates rent review provisions on 1<sup>st</sup> March 2022 and every 3 years thereafter. The first floor office is let upon license agreement for a term of 5 years from October 2020 at a rent of **£2,600 (Two Thousand Six Hundred Pounds)** per annum exclusive of any repairing or insuring obligations. The residential accommodation is let upon an Assured Shorthold Tenancy at a rent of **£1,175 (One Thousand One Hundred and Seventy Five Pounds)** per calendar month. The current total income is **£32,340 (Thirty Two Thousand Three Hundred and Forty Pounds)** per annum. Copies of leases/licenses are available on request.

## TENURE / PRICE

Freehold, subject to the occupational tenancies. We are instructed to invite offers excess of **£575,000 (Five Hundred and Seventy Five Thousand Pounds)**, subject to contract.

## EPC

Details available on request.

## VAT

The property is elected for VAT.

## VIEWINGS

By appointment via sole selling agents Linays Commercial.

