

BROMLEY

PREMIER HOUSE, 27A BLOOMFIELD ROAD

BR2 9RY

LINAYS

COMMERCIAL

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

01689 875 511

**FOR SALE – GROUND FLOOR OFFICE PREMISES WITH PARKING
CONSENT FOR RESIDENTIAL CONVERSION**

Location

Bromley is a popular London suburb located within the London Borough of Bromley, the largest borough in Greater London located approximately 11 miles south east of Central London.

The property is situated within the Chatterton Village area, located approximately 1.4 kilometers south east of Bromley Town Centre and Bromley South Railway Station.

Shopping opportunities are available within close proximity, including a Coop convenience store and a range of retail and catering establishments.



Description

Comprises the ground floor of a modern mixed-use building. The premises are set out at ground floor level and provide open plan office accommodation with part-glazed frontage, kitchenette and cloakroom/WC. There are two allocated car parking spaces upon the front forecourt.

The offices benefit from air conditioning, fitted kitchenette, tiled flooring, strip lighting and multiple power outlets.

Accommodation

(With appropriate dimensions & floor areas)

Open Plan Office Area: 380 sq ft 35.30 sq m

Including:

Fitted Kitchenette: - -

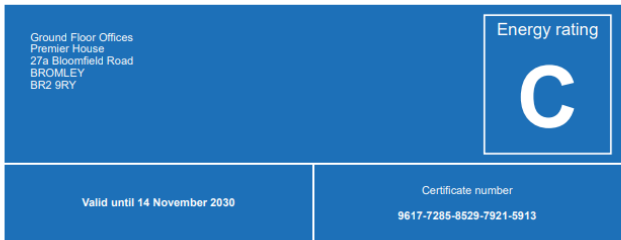

Cloakroom/WC Facilities: - -

Forecourt Car Parking: 2 Spaces

Price

£299,000 (Two Hundred and Ninety Nine Thousand Pounds)
for the freehold interest subject to the long leases granted upon the two upper flats producing a ground rent income of £150 per annum increasing by 10% by every 5 years. Current ground rent income: £399.30 per annum.

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

Rating Assessment	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are awaiting assessment. Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<p>Energy performance certificate (EPC)</p>  <p>Property type B1 Offices and Workshop businesses</p> <p>Total floor area 41 square metres</p> <p>Rules on letting this property</p> <p>Properties can be let if they have an energy rating from A+ to E.</p> <p>If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.</p> <p>From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.</p> <p>You can read guidance for landlords on the regulations and exemptions</p> <p>Energy efficiency rating for this property</p> <p>This property's current energy rating is C.</p>
VAT	<p>Viewings</p> <p>Available by prior appointment with Linays Commercial Limited.</p> 
Legal Costs	
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	
Planning	<p>Contact: Adrian Tutchings</p> <p>Email: commercialproperty@linays.co.uk</p>
<p>We note that planning permission has been granted for 'change of use of the ground floor from Class B1(a) Office to Class C3 Dwellinghouse' under prior approval, reference DC/19/03974 /RESPA.</p> <p>Link to Planning</p>	