

# CHISLEHURST

R/O "HEATH END" 4 BROMLEY LANE

BR7 6LF

# LINAYS

COMMERCIAL

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

**01689 875 511**

**FREEHOLD FOR SALE – 11 LOCK UP GARAGES WITHIN A COURTYARD**

## Location

The garages are situated to the rear of a substantial residential property opposite the Royal Parade shopping area. Access to the site is via an unmade roadway between "Heath End", 4 Bromley Lane and "Clifton House" Royal Parade. The property is only a short distance from Chislehurst Common and Chislehurst High Street.

Chislehurst High street and royal Parade offer a mixture of retail and catering establishments including a Sainsburys supermarket and several public car parks.



## Accommodation

(with approximate dimensions and floor areas)

Comprises an open courtyard area plus two terraces of lock up garages. One block of five and a second block of six garages. In addition to the North Western corner of the subject site there is an electricity sub-station to which access must be maintained at all times.

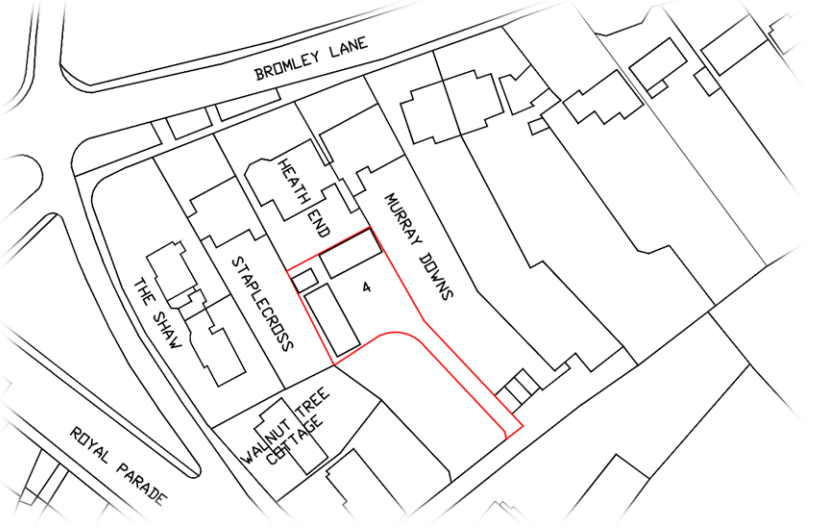

## Description

Comprises a courtyard area arranged to provide two blocks of garages (1x5 and 1x6 garages) plus a small electricity sub-station. We are advised that the total site area amounts to 6,120 sq.ft (568.6 sq.m) – 0.14 Acres (0.056 Hectares). The land is rough surfaced and is adjacent to a number of mature trees. We are advised that the property is located within a Conservation Area. Surrounding area is of a predominantly residential nature and there are several substantial schools in close proximity.

## Freehold Price

Offers invited in excess of **£350,000** with vacant possession upon completion.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Prospective Purchasers/Lesseees 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/Lesseees 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	Site Plan
<p>There would appear to be no Rating Assessment currently registered upon the property.</p>	
Services/ Utilities	
<p>We are advised that currently there are no utility services available upon the site.</p>	
VAT	
<p>We have been advised by our clients that they have elected not to charge VAT thus VAT <i>will not</i> be payable upon the sale price agreed under current legislation.</p>	
Town Planning	Viewings
<p>We understand that Planning Applications to construct a detached three-bedroom bungalow (2018) and two temporary office units (2020) have both been rejected.</p> <p>Any planning enquiries should be directed to the London Borough of Bromley Planning Department.</p> <p><a href="https://searchapplications.bromley.gov.uk/online-applications/">https://searchapplications.bromley.gov.uk/online-applications/</a></p>	<p><b>Strictly available by prior appointment via Linays Commercial:</b></p> <div data-bbox="927 1245 1219 1451" style="text-align: center;">  <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p><b>01689 875 511</b></p> </div> <p>Contact: Adrian Tutchings Toby Allitt</p> <p>Email: <a href="mailto:commercialproperty@linays.co.uk">commercialproperty@linays.co.uk</a> <a href="mailto:ta@linays.co.uk">ta@linays.co.uk</a></p>