

BROMLEY

39-39A CHATTERTON ROAD

BR2 9QW

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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FREEHOLD FOR SALE – GROUND FLOOR RETAIL UNIT WITH SELF-CONTAINED FLAT

Location

Bromley is a popular and affluent town with a population of approximately 275,000 located 12 miles south-east of Central London.

The premises are situated within the Chatterton Village area of South Bromley, approximately 1 mile from Bromley South Railway Station, which provides regular direct services to central London. Chatterton Village offers a mixture of shops, professional offices, restaurants/takeaways and residential dwellings.



Description

The property comprises a mid-terrace ground floor retail premises with upper, split level, one-bedroom flat, accessible via a rear entrance.

The ground floor provides an open plan sales/seating area with a further customer seating and a kitchen, to the rear.

The upper parts comprise a one bedroom flat accessed via a rear external staircase. Such is newly refurbished and provides an open plan kitchen/living area and bathroom at first floor level, with spiral staircase leading to one bedroom.

Accommodation

(with approximate dimensions and floor areas)

39 – Ground Floor

Front Sales Area:	392 sq ft	(36.42 sq m)
Rear Seating Area:	209 sq ft	(19.42 sq m)
Rear Kitchen:	104 sq ft	(9.66 sq m)
WC Facilities:	-	-

Total Net Internal Area 705 sq ft (65.49 sq m)

39A – Upper Flat (1st & 2nd Floors)

Total Gross Internal Area: 398 sq ft (36.98 sq m)

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

Ref: TA/5167

Price

£400,000 (Four Hundred Thousand Pounds), for the freehold interest subject to the occupational leases granted in respect of the ground floor shop and AST granted on the upper flat.

Tenancies

The ground floor shop is let on the basis of an internal repairing lease for a term of 10 years, commencing from 24th June 2013. The passing rent is £14,000 per annum exclusive, subject to review in November 2021.

The upper flat is let on the basis of an AST at a rent of £1,000 PCM.

Sublease

A small area of land to the rear the shop, is not included within our client's freehold title.

Our client holds a lease of such land, which is granted for a term of 10 years from 1st September 2014 at a passing rent of £860 per annum. This land is sublet to the Tenant of the shop on virtually identical terms.

Our client's leasehold interest is to be transferred to the purchaser at completion.

VAT

We are advised by our clients that VAT **will not** be payable on the purchase price under current legislation.

Commercial Energy Performance Certificate

39 Chatterton Road
BROMLEY
BR2 9QW

Energy rating

F

Valid until 20 August 2023

Certificate number
9146-3078-0572-0700-9821

39a, Chatterton Road
BROMLEY
BR2 9QW

Energy rating

E

Valid until 1 November 2025

Certificate number
9040-2800-7501-9275-6645

Viewings

Available strictly by prior appointment via Linays Commercial.



Contact:
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mc@linays.co.uk

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