

**LINAYS**  
COMMERCIAL

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**FREEHOLD FOR SALE / TO LET**

**BROMLEY**

**97 & 99 HIGH STREET**

**BR1 1JQ**

**PRIME FREEHOLD TOWN CENTRE INVESTMENT OPPORTUNITY**

**TWO ADJOINING FOUR STOREY BUILDINGS – CLASS E USE**

**AVAILABLE SEPERATLEY OR COMBINED – FULL VACANT POSSESSION**

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 its employees has any



## LOCATION & DESCRIPTION

Bromley is a major district centre situated approx. 10 miles to the south east of central London, with two mainline railway stations offering frequent services to central London. The town is well served for road transport and situated at the junction of the A21 providing access to Central London and the A222 and A2212 trunk roads, approximately 10 miles west of junctions 3 and 4 of the M25. The subject properties are situated in a busy and prominent High Street position within the pedestrianised section of the High Street. Nearby occupiers include Halifax, Clarks, Pret and Marks & Spencer.

The properties comprise two adjoining four storey mid-terrace buildings of brick/block construction set beneath a part pitched/part flat roof with tiled coverings. The properties are offered with vacant possession and previously occupied as a uses falling within a Class E planning use. Internally, the ground floors are arranged to provide open plan retail space whilst each property benefits from basement storage. The first, second and third floors provide additional storage space, staff rooms and WC facilities. A recently installed entrance provides self contained access to the upper parts from the pavement edge. It is considered that potential exists to convert the upper parts to provide residential accommodation and amalgamate the ground floor to offer double fronted premises (subject to planning).

## TENURE / PRICE / RENT

Freehold. The property is to be sold with full vacant possession upon completion. We are instructed to seek offers in excess of **£2,100,000 (Two Million, One Hundred Thousand Pounds)**, subject to vacant possession. Alternatively, a new lease is available on the ground floor and basement of each property at **£45,000 (Forty-Five Thousand Pounds)**, per annum exclusive.

## ACCOMMODATION

Floor Area	Sq.Ft	Sq.M
<u>97 High Street</u>		
Basement	770	71.5
Ground Floor	1178	109.5
First Floor	1264	117.2
Second Floor	844	78.5
Third Floor	526	48.9
<b>Total (Gross):</b>	<b>4,582</b>	<b>425</b>
<u>99 High Street</u>		
Basement	1164	108
Ground Floor	992	92.2
First Floor	797	74.1
Second Floor	842	78.3
Third Floor	529	49.2
<b>Total (Gross):</b>	<b>4,324</b>	<b>401</b>
<b>Total Area 97 &amp; 99</b>	<b>8,906</b>	<b>827</b>

## VAT

The properties are elected for VAT.

## CEPC

97 High Street– Energy Rating TBC

99 High Street– Energy Rating TBC

## VIEWINGS

Strictly by prior appointment via Sole Agents:

### Contact:

Mandeep Cheema

[mc@linays.co.uk](mailto:mc@linays.co.uk)