CHISLEHURST

FORMER WHITEOAK NURSING HOME 15 SELBY CLOSE BR7 5RU



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

01689 875 511

FOR SALE - FORMER NURSING HOME WITH PRIVATE GARDENS & PARKING APPROX 8,000 SQ FT (743.2 SQ M) – ALTERNATIVE USES (STPP)

Location & Description

Chislehurst is an affluent residential suburb situated in north Kent and within the London Borough of Bromley.

The property is situated in a good quality residential area less than 0.5 miles from Chislehurst High Street and a similar distance from Elmstead Woods Railway Station with regular train services providing access to a number of southside London termini and stations including Waterloo, London Bridge, Cannon Street and Charing Cross.

The surrounding area comprises principally detached houses and a local parade of shops within Walden Road.

The property comprises a detached property built originally in the 1970's and converted to a private nursing home in 1984. The home has ceased trading and closed on 5th February 2021. The building is arranged on ground and first floors and had a registration for 27 residents plus two residents' lounges, kitchen, dining room and cloakroom facilities. The property has the benefit of private car parking and gardens which enjoy a patio area with mature trees and shrubs. Services and facilities include gas central heating and existing kitchen equipment (all untested).



Accommodation

(with approximate dimensions and floor areas)

Gross Internal Area Approx. 8,000 sq ft (743.2 sq m)
Private Gardens
Car Parking

Freehold Price (May Let)

Offers invited in excess of £2,500,000 (Two Million Five Hundred Thousand Pounds). Our client may consider letting the property at terms to be agreed, to a suitably financially secure company/entity.

We are advised by our clients that the annual fee income, prior to closure, had been in the order of £1,200,000 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

Ref: AGT/nl 5176

Rating Assessment

Commercial Energy Performance Certificate

We are advised by the owners that the property previously enjoyed exemption from Business Rates.

If proposing a change of use prospective purchasers should consult the Local Authority Business Rates section for further information.

Bromley Business Rates Department

Property type

C2 Residential Institutions -Hospitals and Care Homes

Total floor area 722 square metres

VAT

Town Planning

We have been advised by our clients that VAT will not be payable upon the sale price agreed.

Legal Costs

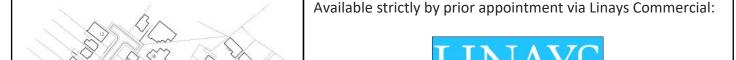
Each party is to be responsible for the payment of their own legal and professional fees.

We are advised that the property has the benefit of a C2 Planning designation and it is considered that the premises may be suitable for alternative uses subject to the grant of any required planning approval. Any enquiries regarding alternative uses should be addressed to the London Borough of Bromley Planning Department.

Bromley Planning Department

Site Plan (not to scale)

Viewings



www.linays.co.uk

01689 875 511

Whytes Moodl

Contact: Email:

Adrian Tutchings Toby Allitt commercialproperty@linays.co.uk
ta@linays.co.uk

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.