

BROMLEY

46/46a CHATTERTON ROAD

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LINAYS

COMMERCIAL

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FREEHOLD INVESTMENT FOR SALE – SHOP AND MAISONETTE

Location

Bromley is a popular and affluent commuter town located approximately 12 miles south-east of Central London. The premises are situated in an established parade 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 including the Chatterton Arms Public House.

Description

The property comprises a mid-terrace period building arranged over ground, first and second floor levels.

The premises provides a ground floor shop with rear storage and workshop area which is currently trading as a dry cleaners.

The upper parts comprise a self contained maisonette arranged over first and second floors which has the benefit of a separate entrance from Chatterton Road.

The property has been in the same family ownership for a considerable number of years and we are advised has traded as a dry cleaners for more than 10 years.



Accommodation

(with approximate dimensions and floor areas)

Ground Floor Shop Unit

Retail Area: 450 sq ft (41.8 sq m)
Plus Rear Workshop Areas: 135 sq.ft (12.54 sq m)
Plus kitchenette and cloakroom/WC

First and Second Floor Maisonette (Not inspected)

Accessed from a private entrance from Chatterton Road and we are advised comprises an entrance hallway and staircase leading to a landing area.

The first floor comprises lounge, dining room and kitchen and the second floor offers two bedrooms and bathroom/WC.

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 authority to make or give further representations or warranties to the property.

Price/ Tenancies

The entire property is let upon a full repairing and insuring lease for a term of 15 years expiring 24/03/2035 at a current rental of £21,000 pax. The rent is subject to review. The lease incorporates a landlords break provision effective from 01/10/2025 upon agreed notice. The break clause can be operated if the owner wishes to undertake redevelopment or refurbishment of the premises (full details are available from our clients solicitors). The lease is granted within the provisions of the Landlord and Tenant Act 1954 (As amended).

Offers invited in excess of £400,000 (Four Hundred Thousand Pounds), for the freehold interest subject to the existing tenancy granted.

Rates

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the ground floor shop unit are - £3,916.60 (2021/2022) Maisonette - Council Tax Band C (2021/2022)

Interested parties are strongly advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Bromley Business Rates Department.

Commercial Energy Performance Certificate

Assessment Awaited

VAT

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

Viewings

Available strictly by prior appointment via Linays Commercial.



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