

# BROMLEY

CHATTERTON WORKS, CHANTRY LANE

BR2 9QL

# LINAYS

COMMERCIAL

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

**01689 875 511**

**FREEHOLD INVESTMENT FOR SALE – WAREHOUSE/WORKSHOP/OFFICES**

## Location

Bromley is a popular and affluent commuter town located approximately 12 miles south-east of Central London. The premises are situated in Chantry Lane off of Chatterton Road 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 premises forms part of a gated courtyard of two adjoining buildings.

The subject property is arranged on ground and first floors and offers a mixture of warehouse, workshop and office accommodation including kitchen and cloakroom/WC.

There is a car parking area to the front of the property and such is shared with the adjacent property.

## Accommodation

(with approximate dimensions and floor areas)

The property offers a mixture of workshop/ warehouse and office space with reception area and external storage plus courtyard parking area.

### **Gross Internal Total Floor Area Approx;**

2,500 sq.ft (232.25 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/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

Ref: nl/5235

## Tenancies

The entire property is let upon a Full Repairing and Insuring lease expiring on 31/07/2022.

The current rent is £16,000 (Sixteen Thousand Pounds) pax.

The lease is granted within the provisions of the Landlord and Tenant Act 1954 (As amended).

## Price

**Offers invited in excess of £350,000 (Three Hundred and Fifty 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 are - £5,145.50 (2021/2022)

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

## Commercial Energy Performance Certificate

Chatterton Works  
Chantry Lane  
BROMLEY  
BR2 9QL

Energy rating

**D**

Valid until  
**3 July 2027**

Certificate number  
**0920-0636-1899-7304-5002**

**Property type** B1 Offices and Workshop businesses

**Total floor area** 256 square metres

## 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.**



**Contact:**  
Adrian Tutchings  
Toby Allitt

**Email:**  
[commercialproperty@linays.co.uk](mailto:commercialproperty@linays.co.uk)  
[ta@linays.co.uk](mailto: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 to the property