

# BROMLEY

50a, 50b & 50c CHATTERTON ROAD

BR2 9QE

# LINAYS

COMMERCIAL

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

**01689 875 511**

## FREEHOLD INVESTMENT FOR SALE BUSINESS SPACE WITH DEVELOPMENT POTENTIAL (STPP)

### 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 properties are arranged within a private courtyard area which is accessed from Chatterton Road and comprises three self-contained two storey office/warehouse/workshop business units. The buildings are of traditional construction all sharing a common yard/ access area. Please note there are pedestrian rights of way granted in favour of the owners and occupiers of 50, 48-48a & 46-46a Chatterton Road. We consider that the properties offer considerable refurbishment or redevelopment potential for alternative uses subject to the grant of planning permission.


### Accommodation

(with approximate dimensions and floor areas)

Our opportunity to inspect the subject properties has been limited but we are advised that the Gross Internal Floor Areas are as follows :-

50a Gross Internal Area	2,080 sq.ft	(193.2 sq m)
50b Gross Internal Area	1,060 sq.ft	(93.47 sq m)
50c Gross Internal Area	1,800 sq.ft	(167.22 sq m)

The sale will include the forecourt and yard areas giving access to Chatterton Road. To the rear of 50c Chatterton Road there is a small yard area and it should be noted that there are pedestrian access rights in favour of adjacent owners.

Price/ Tenancies	Commercial Energy Performance Certificate
<p>It should be noted that each of the leases granted upon the three units are granted outside of the provisions of the Landlord and Tenant Act 1954 (as amended) and vacant possession of the entire site could be available within a period of approximately two years.</p> <p><b>50a</b> – let upon a lease expiring 28/09/2023 at a rental of £11,000 pax the rent rising on 29/09/2022 to £11,500 pax</p> <p><b>50b</b> – a new lease is to granted for a period of approximately 2 years at a rental of £5,500 pax</p> <p><b>50c</b> – let upon a lease granted 15/06/2020 to 14/06/2023 at a rental of £10,000 pax. <b>Total rental income £26,500 pax</b></p> <p><b>Offers invited in excess of £500,000 (Five Hundred Thousand Pounds),</b> for the freehold interest subject to the existing tenancies granted.</p>	<p>Assessments Awaited</p> <hr/> <p><b>VAT</b></p> <p>We are advised by our clients that VAT <b>will not</b> be payable on the purchase price under current legislation.</p>
Rates	Viewings
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable upon are –</p> <p>50a - £5,456.23 (2021/2022)  50b – £2,194.24 (2021/2022)  50c - £5,273.51 (2021/2022)</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<p><b>Available strictly by prior appointment via Linays Commercial.</b></p> <div data-bbox="938 1444 1175 1612" style="text-align: center;">  <p>26A STATION SQUARE,  PETTS WOOD, ORPINGTON,  KENT BR5 1NA  Fax: 01689 831416</p> <p><b>01689 875 511</b></p> </div> <p><b>Contact:</b>  Adrian Tutchings  Toby Allitt</p> <p><b>Email:</b>  <a href="mailto:commercialproperty@linays.co.uk">commercialproperty@linays.co.uk</a>  <a href="mailto:ta@linays.co.uk">ta@linays.co.uk</a></p>
<p>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</p>	