

# BECKENHAM

46 BROMLEY ROAD

BR3 5JD

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**FREEHOLD FOR SALE (MAY LET AT TERMS TO BE AGREED) - FORMER THEATRE DEVELOPMENT/REFURBISHMENT POTENTIAL (STPP)**

## Location

Beckenham is a prosperous and popular suburb located in the Borough of Bromley approx. 8 miles south-east of Central London and 5 miles north-east of Croydon. The area is well served by road, the A222 linking Bromley and Croydon and the A214 linking with the A21 and on to the M25 at Junction 4. The premises are situated in a prominent position at the junction of Bromley Road (A222) and Manor Road approx. half a mile from Beckenham High Street plus Beckenham Junction Railway and Metro stations. Beckenham offers an extensive a range of retail, office and catering establishments including public houses.

## Description

Comprises a substantial period building with garden and private car parking all arranged upon a site of approximately 0.21 acres (0.0849 hectares). The building is arranged on basement, ground, first and second floor levels. The property had previously been used as a Theatre until closure in 2019. The building is in need of various repairs and improvements. The basement is now sealed due to the presence of Asbestos.



## Accommodation

(with approximate dimensions )

Basement – Not inspected.

Ground Floor	1365sq.ft	(126.8 sq.m)
First Floor	1164 sq.ft	(108.1 sq.m)
Second Floor	869 sq.ft	(80.7 sq.m)
<b>Total floor Area Approx</b>	<b>3398 sq.ft</b>	<b>(315 sq.m)</b>

Our clients advise that the current layout of the property provides a net internal floor area in the order of 2666 sq.ft (247.7 sq.m). This does not include the basement area.

## Freehold Price (May Let)

**£1,500,000 (One Million and Five Hundred Thousand Pounds).**

**Our clients may consider letting the property at terms to be agreed subject to an agreed Specification of Works.**

Rating Assessment	Commercial Performance Energy Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2,409.60 (2021/22 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<p>Assessment Awaited</p>
<p><b>VAT</b></p>	
<p>We have been advised by our clients that they have elected not to charge VAT thus VAT <i>will not</i> be payable upon the sale price agreed under current legislation.</p>	
Legal Costs	Viewings
<p>Each Party is to be responsible for the payment of their own legal fees.</p>	<p><b>Strictly</b> available by prior appointment via Linays Commercial:</p> <div data-bbox="922 1243 1214 1449" data-label="Image"> </div> <p>Contact: Adrian Tutchings      Email: <a href="mailto:commercialproperty@linays.co.uk">commercialproperty@linays.co.uk</a></p>
Town Planning	
<p>The last use of the property was as a theatre. Interested parties should make their own enquiries of the local Planning Authority, the London Borough of Bromley.  <a href="https://www.bromley.gov.uk/info/485/planning_applications">https://www.bromley.gov.uk/info/485/planning_applications</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>	