

CHISLEHURST

22-24 HIGH STREET

BR7 5AN

LINAYS

COMMERCIAL

26A STATION SQUARE
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**FREEHOLD SALE – MIXED USE INVESTMENT OPPORTUNITY
PLANNING PERMISSION GRANTED FOR TWO STOREY REAR DEVELOPMENT**

Location

Chislehurst is an affluent suburb located within the London Borough of Bromley and lies to the east of Bromley and south west of Croydon. The town is situated adjacent to the A20 providing direct access to London and the M25. Elmstead Woods and Chislehurst station provide rail connections to London Cannon Street, Charing Cross and southbound to Sevenoaks. The property is situated in a prominent and central High Street position close to the junction with Park Road and Willow Grove. Surrounding occupiers include Cote Brasserie & Costa



Description & Planning

The property comprises a mid terrace building arranged over ground and first floor level set beneath a part pitched/part flat roof with extensive rear yard areas. The ground floor is occupied by a clothing retailer and configured internally to provide an open plan double fronted sales area with partitioned storage, kitchen and WC. The residential upper parts are also tenanted and accessed from the rear of the property comprising 2 x 1 bedroom flats fully refurbished in 2019 to each provide open plan kitchen/living room, bathroom and bedroom. To the rear there is a parking area/rear yard accessed via a service road off Queens Road.

Planning Permission: (Ref: DC/20/01395/FULL1) was granted in September 2020 for the construction of a part single/part two storey detached office building (approx. 1367sq.ft/127sq.m) to rear of 22-24 High Street, Chislehurst. Further details and floor plans can be obtained from our office or the London Borough of Bromley Planning Portal. We believe this is an ideal opportunity for an investor/developer owner.

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

Accommodation	Tenure / Price															
<p>(with approximate floor areas)</p> <p>The property provides the following gross internal areas:</p> <p>Ground Floor Retail:</p> <table border="0"> <tr> <td></td> <td style="text-align: right;">1098sq.ft</td> <td style="text-align: right;">102sq.m</td> </tr> </table> <p>First Floor Residential:</p> <table border="0"> <tr> <td>Flat 22a:</td> <td style="text-align: right;">452q.ft</td> <td style="text-align: right;">42sq.m</td> </tr> <tr> <td>Flat 24a:</td> <td style="text-align: right;">452sq.ft</td> <td style="text-align: right;">42q.m</td> </tr> <tr> <td>Total First Floor:</td> <td style="text-align: right;">904sq.ft</td> <td style="text-align: right;">84sq.m</td> </tr> </table> <p>Total Site Area:</p> <table border="0"> <tr> <td></td> <td style="text-align: right;">3134sq.ft</td> <td style="text-align: right;">307sq.m</td> </tr> </table> <p>Existing and proposed floor plans are available on request.</p>		1098sq.ft	102sq.m	Flat 22a:	452q.ft	42sq.m	Flat 24a:	452sq.ft	42q.m	Total First Floor:	904sq.ft	84sq.m		3134sq.ft	307sq.m	<p>The property is held freehold and subject to the following leases and tenancies, copies available on request;</p> <p>The ground floor commercial premises are let to a private individual trading as "Fortvny" on an effective full repairing and insuring lease for a term of 5 years expiring on 10th January 2024. The current passing rent is £38,000 per annum exclusive, paid quarterly in advance.</p> <p>The upper residential accommodation (2 x 1 bedroom flats) are each let to two private individuals on Assured Shorthold Tenancies at £950pcm producing a combined income of £22,800 per annum.</p> <p>Total Income: £60,800.00 pax.</p> <p>We are instructed to seek offers in the region of £1,200,000 (One Million Two Hundred Thousand Pounds) exclusive of VAT and subject to contract. The sale will be subject to the occupational tenancies and the benefit of planning permission.</p>
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VAT																
<p>The property is elected for VAT. We're advised by our client that it is possible for the sale to be treated as a Transfer of a Going Concern (TOGC).</p>	CEPC															
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<p>Available via Linays Commercial Limited.</p> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>																