

# BROMLEY

149A MASONS HILL

BR2 9HW

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**FREEHOLD FOR SALE – PROMINENT OFFICE BUILDING  
DEVELOPMENT POTENTIAL FOR CONVERSION TO C3 RESIDENTIAL (STPP)**

## Location

Bromley is a popular London suburb located within the London Borough of Bromley, the largest borough in Greater London located approximately 11 miles south east of Central London.

Bromley South Railway Station is located approx. 650 yards (9-minute walk) from the subject property and such provides regular train service to London Victoria and London Blackfriars Station, with fastest journey times less than 20 minutes.

The property occupies a prominent position fronting the A21 (Masons Hill) which is the principal arterial route serving Bromley town centre.



## Description

The property comprises a semi-detached, two storey office building.

The premises are currently arranged to provide open plan office accommodation at ground and first floor level, which is currently let in its entirety to a Care Agency.

To the rear of the property, there is an ancillary storage room which we are advised is currently vacant. The front forecourt area provides one car parking space.

## Accommodation

(with approximate gross floor areas)

<b>Office Accommodation:</b>	<b>865 sq ft</b>	<b>(80.36 sq m)</b>
<b>Rear Storage:</b>	<b>99 sq.ft</b>	<b>(9.19 sq m)</b>

## Tenancies

The building is let on the basis of a single full repairing and insuring lease for a term of 5-years commencing March 2020, subject to an upward only, open market rent review and Tenant-only break clause at the 3<sup>rd</sup> anniversary of the term. The passing rent is £18,000 per annum exclusive. The lease is granted outside the security provisions of the Landlord and Tenant Act 1954 (as amended).

We are advised that the rear storage area is currently vacant.

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

## Guide Price

We are instructed to invite offers in the region of **£400,000 (Four Hundred Thousand Pounds)**, for the freehold interest, subject to the occupational lease granted.

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are: £5,248 (2021/22 assessment).

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

## VAT

We have been advised by our clients that VAT will not be payable upon the sale price under current legislation.

## Planning

It is considered that the property offers scope for conversion to a C3 (Residential) use, subject to planning permission.

Please note that the adjoining building (149B Masons Hill) is also available on a freehold basis and as such, purchasers may wish to explore to prospect of a larger scale redevelopment of the site, subject to all necessary consents.

## Commercial Energy Performance Certificate

149a Masons Hill  
BROMLEY  
BR2 9HW

Energy rating

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Valid until  
**28 July 2029**

Certificate number  
**0230-5903-0371-8690-3014**

**Property type** A1/A2 Retail and  
Financial/Professional services

**Total floor area** 88 square metres

## Viewings

Available strictly by prior appointment via Sole Agents:



**Contact:**  
Toby Allitt

**Email:**  
[ta@linays.co.uk](mailto:ta@linays.co.uk)