

BROMLEY

149B MASONS HILL

BR2 9HW

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**FREEHOLD FOR SALE – VACANT BUILDING – CLASS E USE
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.

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 two storey, semi-detached building providing ground floor retail and ancillary storage at upper parts.

The property benefits from a rear yard accessed via a shared roadway and a front forecourt/parking area. Internally the ground floor is currently arranged to provide front sales area with staircase leading to the upper parts, partitioned rear storage space and further storage at the far rear.

Accommodation

(with approximate gross floor areas)

Ground Floor:	625sq.ft	58.1sq.m
First Floor:	<u>423sq.ft</u>	<u>39sq.m</u>
Total Floor Area:	1049sq.ft	97sq.m

Tenure / Price

Freehold with vacant possession upon completion. We are instructed to seek offers in the region of **£400,000 (Four Hundred Thousand Pounds)**, subject to contract.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are: £,4695.37 (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 / Notes

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction).

Please note that the adjoining building (149A 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

Phillips Duplicators Ltd
149b Masons Hill
BROMLEY
BR2 9HW

Energy rating

C

Valid until
8 February 2028

Certificate number
0880-0938-0259-3502-3002

Property type A1/A2 Retail and
Financial/Professional services

Total floor area 102 square metres

Viewings

Available by prior appointment via Sole Agents:



Contact:
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