



THE ROYAL BELL HOTEL

175 HIGH STREET | BROMLEY | BR1 1NN

LEASEHOLD/FREEHOLD OPPORTUNITY – PROMINENT GRADE II LISTED BUILDING

LEASEHOLD/FREEHOLD OPPORTUNITY

LANDMARK TOWN CENTRE
FOOD, DRINK AND ENTERTAINMENT HUB

PLANNING GRANTED FOR A 9-STOREY EXTENSION
TO PROVIDE A 50-BEDROOM HOTEL WITH A GYM,
SWIMMING POOL AND RETAIL UNIT

PROMINENT GRADE-II LISTED BUILDING
SET OUT AT BASEMENT, GROUND, FIRST,
SECOND AND THIRD FLOORS PLUS
EXTENSIVE REAR SOUTH FACING GARDEN/TERRACE

SUITABLE FOR A FLEXIBLE SUB-LEASE MODEL
TO FOOD, DRINK AND LEISURE OPERATORS



The property comprises a prominent Grade-II Listed former hotel building within the heart of Bromley Town Centre. The building is an important and well-known landmark adjacent to Market Square, dating back as far as the 17th Century. Surrounding occupiers incorporate numerous national Tenants including M&S, Next, JD Sports and McDonalds. The property is located within close proximity to the northern entrance to the Glades Shopping Centre, thus benefiting from high levels of footfall.

Internally, the building provides largely open plan commercial space at ground floor level, function rooms at first floor level and 11 newly refurbished, self-contained letting suites at second and third floor levels. The basement provides WC Facilities plus fitted kitchen areas and ancillary staff space.

The building substantially retains its original design and character and internally, many of the original decorative features remain, including the grand staircase, mosaic feature floor, decorative ceiling plasterwork and original fireplaces. The external terrace and function rooms incorporate attractive fitted bars, ready for an occupier to begin trading. The front façade and roof have recently been restored.



COMMERCIAL SPACE



FUNCTION ROOMS

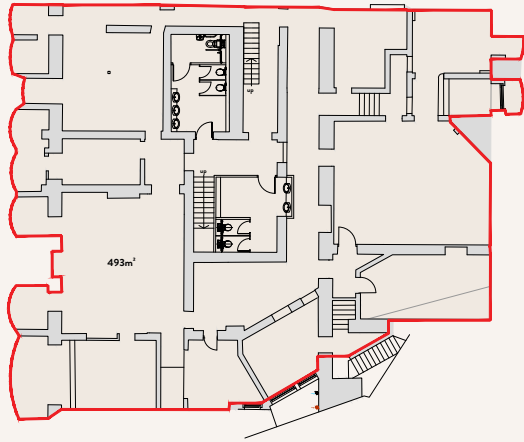


SELF-CONTAINED LETTING SUITES

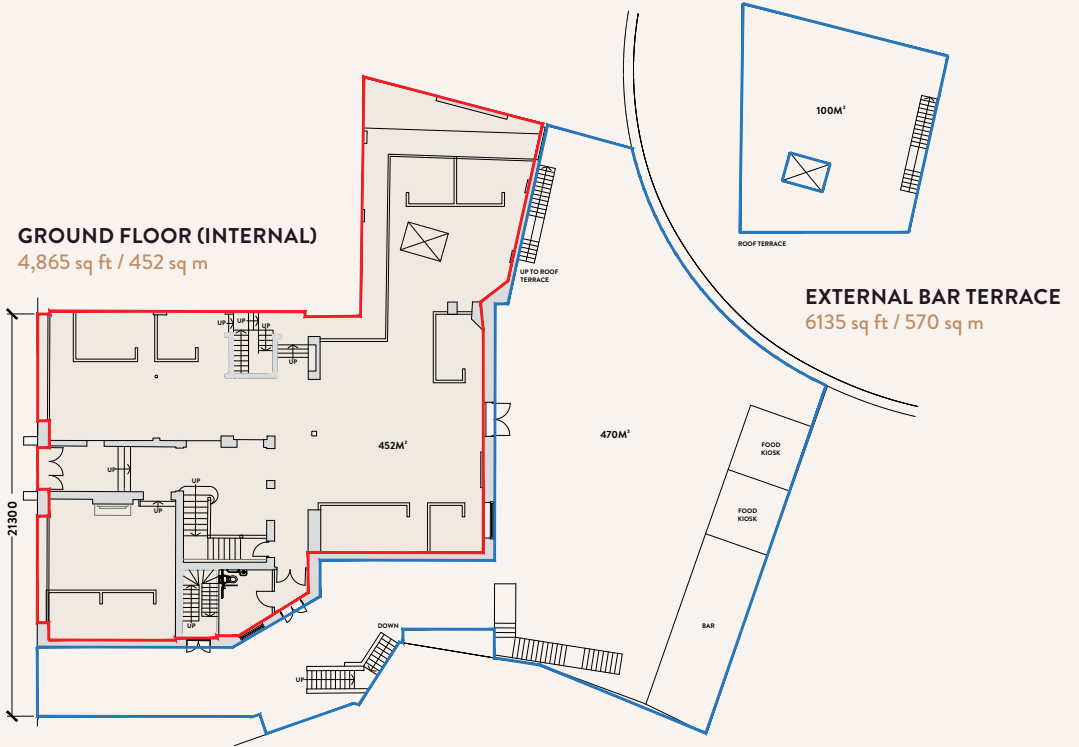


We consider this building offers the occupier a rare and unique opportunity to arrange a flexible subleasing model, in the form of a food, drink and entertainment destination. The building previously traded successfully as the Bromley Garden Bar, a 400-capacity outdoor space with multi-level terraces.



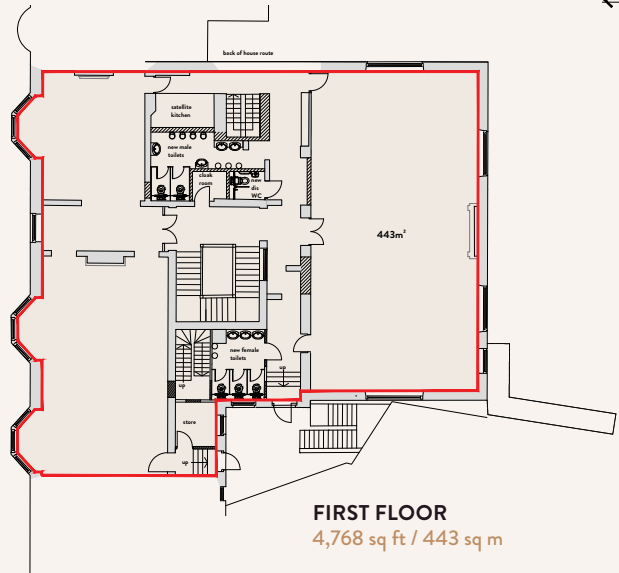


BASEMENT
5,307 sq ft / 493 sq m

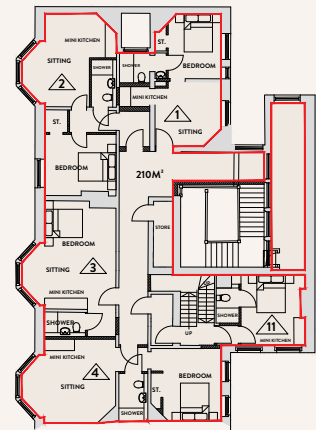


GROUND FLOOR (INTERNAL)
4,865 sq ft / 452 sq m

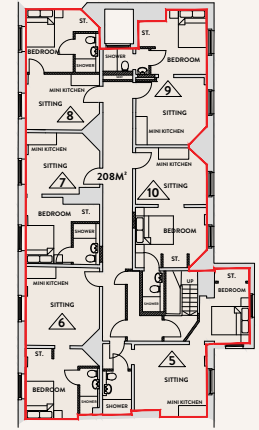
EXTERNAL BAR TERRACE
6135 sq ft / 570 sq m



FIRST FLOOR
4,768 sq ft / 443 sq m



SECOND FLOOR
2,260 sq ft / 210 sq m

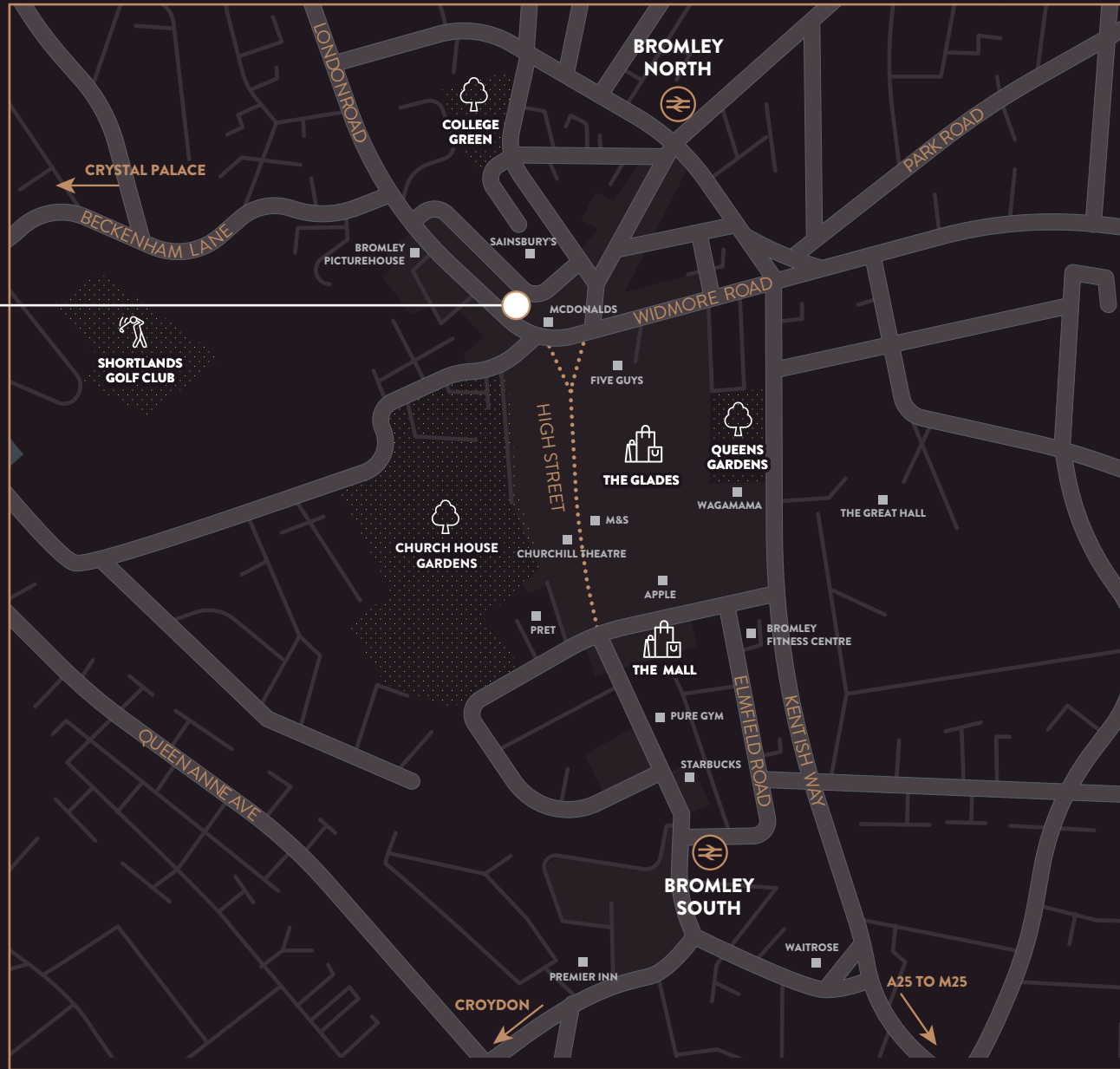


THIRD FLOOR
2,239 sq ft / 208 sq m



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PLANNING

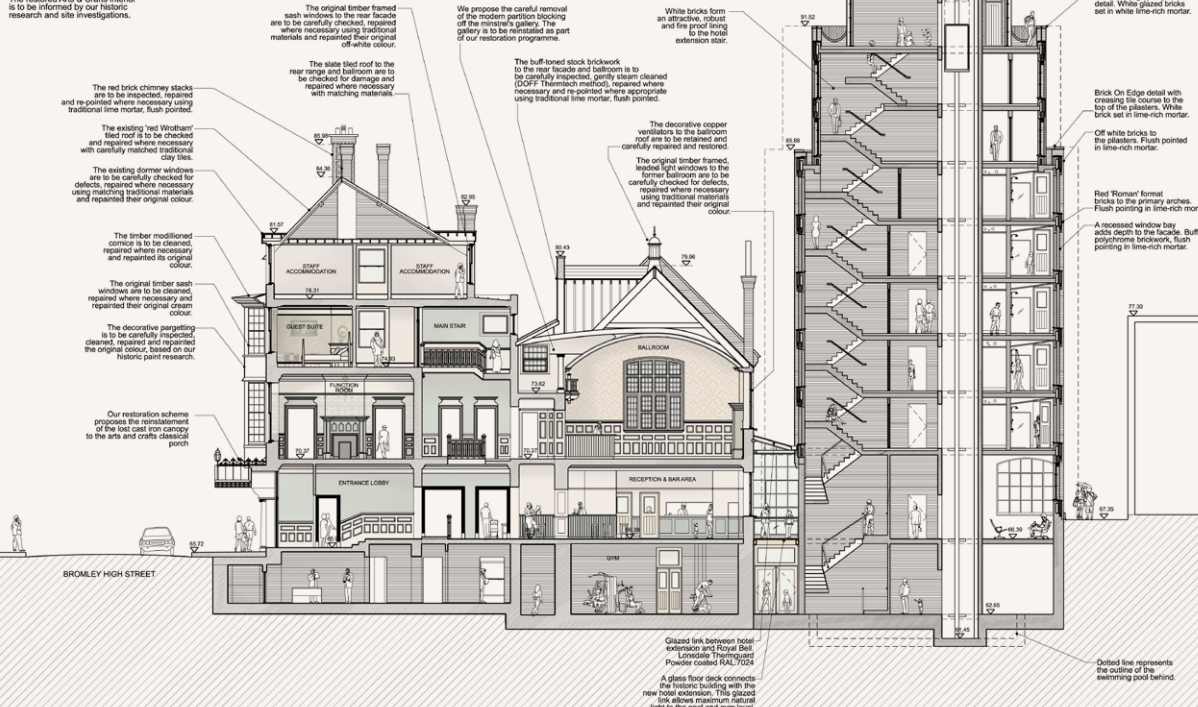
Planning has been granted for the provision of a 9-storey extension plus a basement to provide a 50-bedroom hotel with a gym, swimming pool and retail unit.

Full details and all documentation can be studied via the following link:

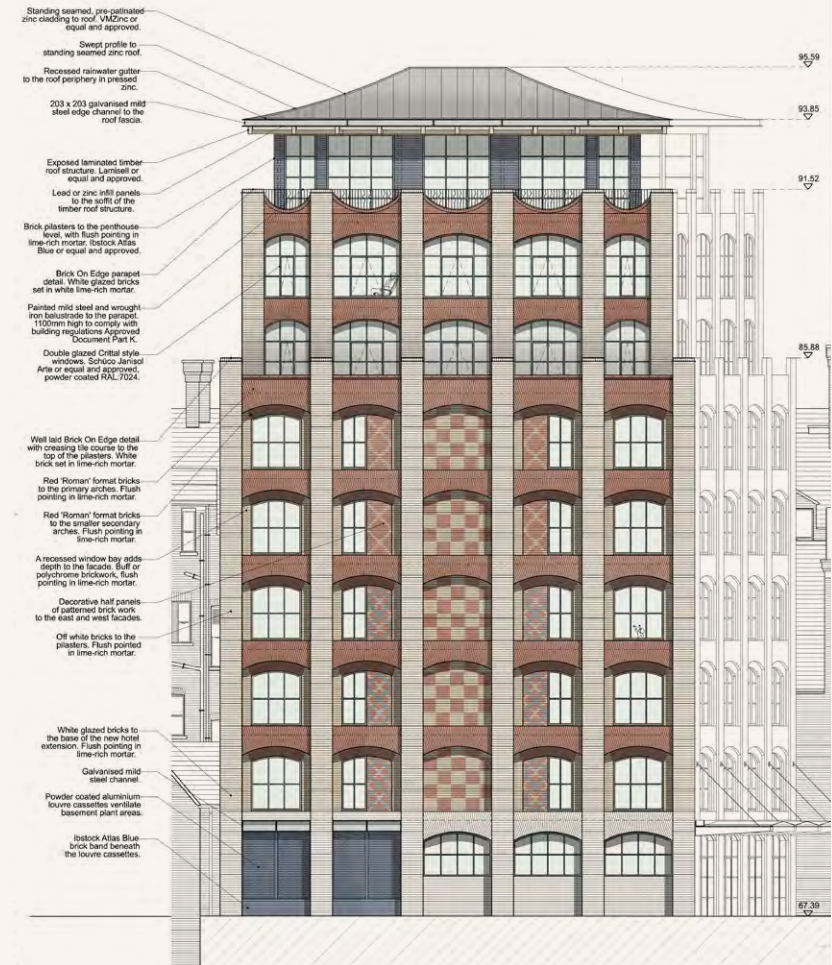
PROPOSED LONG SECTION THROUGH THE RESTORED ROYAL BELL AND HOTEL EXTENSION

NOTE:

The restored Arts & Crafts interior is to be informed by our historic research and site investigations.



PROPOSED EAST ELEVATION OF THE ROYAL BELL HOTEL EXTENSION



TERMS

The building is available to let in its entirety on the basis of a new effectively full repairing and insuring lease for a term of years at a rent of £300,000 per annum exclusive, subject to contract and vacant possession. Alternatively solely the Basement, Ground Floor, First Floor and External Areas are available to let at a rent of £200,000 per annum exclusive.

Our Client will consider offers for the Freehold Interest with vacant possession or subject to a lease granted in respect of the second and third floors at a rent £100,000 per annum exclusive. Price on Application.

BUSINESS RATES

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £55,296 (2022/23 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.

VAT

We have been advised by our client that VAT will be payable upon rental amounts under current legislation.

EPC

Exempt (Listed Building).

AGENT DETAILS



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