

# CHISLEHURST

72A HIGH STREET  
BR7 5AQ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**FREEHOLD SALE | TWO STOREY MID TERRACE CLASS 'E' USE BUILDING  
VACANT POSSESSION | DEVELOPMENT POTENTIAL\* | 1119FT<sup>2</sup>/104M<sup>2</sup>**



## Location / Description

Chislehurst is an affluent suburb located within the London Borough of Bromley approx. 15 miles south of Central London, 3.5 miles east of Bromley and 1.6 miles south-west of Sidcup. The town is adjacent to the A20 providing direct road links to the M25 (J3). Chislehurst Railway Station is within


1.3 miles of the property, providing frequent train services to London Bridge & Orpington. The subject property is situated in the heart of the Town Centre (A208) with good levels of passing traffic and within an established commercial parade close to the junction with Willow Grove. The property comprises a two-storey mid-terrace building of typical brick construction set beneath a part pitched/part flat roof. Externally the property benefits from a rear garden. Internally, the space is currently arranged to provide front sales area, partitioned office, ancillary storage, staff room, kitchenette and WC. The first floor is accessed via an internal staircase from within front sales area and provides open plan ancillary space with vaulted ceiling. Features include air conditioning, timber sash windows and electric wall heaters.

## Accommodation

(with approximate net internal areas)

Ground Floor:	701 ft <sup>2</sup>	65.2 m <sup>2</sup>
First Floor:	418 ft <sup>2</sup>	38.8 m <sup>2</sup>
<b>Floor Area (Net):</b>	<b>1,119 ft<sup>2</sup></b>	<b>104 m<sup>2</sup></b>
WC		
Rear Garden		

Ref: MC/5458

<b>Tenure/Price</b>	<b>Planning</b>
<p>Freehold. We are instructed to seek offers in the region of <b>£375,000 (Three Hundred and Seventy Five Thousand Pounds)</b> exclusive with vacant possession.</p> <p>We believe this is an ideal opportunity for an owner/occupier, investor or developer.</p>	<p>The entire property was previously occupied as a Funeral Directors which we understand falls under Class E of the Town &amp; Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for a wide variety of uses including retail, financial and professional services and restaurant. Interested parties are strongly advised to make their own enquiries with The London Borough of Bromley Planning Department. We understand the property is not listed, however it is located within Chislehurst Conservation Area.</p> <p>Due to the Class E use and largely partitioned interior the space is flexible and lends itself to a wide variety of uses</p> <p>It is considered that potential exists to self-contain and convert the upper parts to provide residential accommodation (subject to planning).</p>
<b>Rating Assessment</b>	<b>CEPC</b>
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £9730.50 (2024/25). Interested parties are <b>strongly</b> advised to check the actual rates liability with the London Borough of Bromley directly.</p>	Awaited.
<b>VAT</b>	<b>Further Information</b>
<p>We are advised that the property is <b>not</b> elected for VAT.</p>	<p>Available via sole agents:</p> <div data-bbox="982 1430 1227 1602"><p>www.linays.co.uk</p><p><b>01689 875 511</b></p></div> <p>Contact: Mandeep Cheema      Email: <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></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