

# BROMLEY

26 & 26A CHATTERTON ROAD  
BR2 9QN

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
Fax: 01689 831416

**01689 875 511**

**FREEHOLD SALE | RETAIL & RESIDENTIAL BUILDING  
FULLY LET INVESTMENT OPPORTUNITY | PRODUCING £35,900 PAX**



## Location / Description

Bromley is a popular town located 12 miles south-east of Central London. The premises are situated within Chatterton Village approximately 1 mile from Bromley South Railway Station. Chatterton Village offers a variety of shops, offices, a public house, restaurants and residential dwellings. The property is situated close to the junction with Walpole Road benefiting from good levels of passing traffic. Comprises an end of terrace mixed use building providing ground floor commercial and self-contained two-bedroom maisonette at first and second floor level. The ground floor is occupied as a barbershop and arranged internally to provide front sales area and ancillary storage to the rear. The upper parts are accessed via a separate entrance from the pavement edge and configured to provide two bedrooms, living room, kitchen and bathroom.

## Accommodation

(with approximate dimensions and floor areas)

Ground Floor (26 Chatterton Road):		
Sales Area:	556sq.ft	51.7sq.m
W/C	-	-
Stores:	123sq.ft	11.5sq.m
Total Area:	<b>679sq.ft</b>	<b>63sq.m</b>
First and Second Floor (26a Chatterton Road)		
Gross Internal Area:	<b>731sq.ft</b>	<b>68sq.m</b>

Tenure/Price	Leases/Tenancies												
<p>Tenure: <b>Freehold</b>.</p> <p>Price: <b>£480,000 (Four Hundred and Eighty Thousand Pounds)</b> for the benefit of our client's freehold interest subject to the existing lease and tenancy granted. We are advised the property is not elected for VAT.</p>	<p><b>26 Chatterton Road:</b> The commercial premises are let to 'Khans Barbers Ltd' for a term of 15 years on a Full Repairing and Insuring lease commencing 21<sup>st</sup> February 2024 and expiring 20<sup>th</sup> February 2039. The passing rent is <b>£15,500 (Fifteen Thousand Five Hundred Pounds)</b> per annum exclusive. The lease incorporates rent review provisions at the 3<sup>rd</sup> anniversary of the term and every 3 years thereafter. The lease is contracted within the Security of Tenure and Compensation Provisions of the Landlord &amp; Tenant Act 1954 Part II (as amended).</p> <p><b>26a Chatterton Road:</b> The residential flat is let on an Assured Shorthold Tenancy (AST) dated 22<sup>nd</sup> September 2025 for a term of 12 months. The current rent is <b>£1,700 (One Thousand Seven Hundred Pounds)</b> per calendar month.</p> <p><b>Total Income: £35,900 per annum exclusive.</b></p>												
AML													
<p>A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.</p>													
Further Information	CEPC & EPC												
<p>Available via sole selling agents:</p> <p>Contact: Mandeep Cheema      Email: <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>	<table border="1"> <tbody> <tr> <td colspan="2" data-bbox="724 1199 1255 1438">           26 Chatterton Road BROMLEY BR2 9QN         </td> <td data-bbox="1255 1199 1453 1438">           Energy rating <b>D</b> </td> </tr> <tr> <td data-bbox="724 1438 1089 1556">           Valid until <b>26 January 2033</b> </td> <td colspan="2" data-bbox="1089 1438 1453 1556">           Certificate number <b>1404-2170-2448-1943-6679</b> </td> </tr> <tr> <td colspan="2" data-bbox="724 1602 1255 1841">           26a Chatterton Road BROMLEY BR2 9QN         </td> <td data-bbox="1255 1602 1453 1841">           Energy rating <b>D</b> </td> </tr> <tr> <td data-bbox="724 1841 1089 1950">           Valid until <b>9 March 2032</b> </td> <td colspan="2" data-bbox="1089 1841 1453 1950">           Certificate number <b>6302-4027-0000-1050-7296</b> </td> </tr> </tbody> </table>	26 Chatterton Road BROMLEY BR2 9QN		Energy rating <b>D</b>	Valid until <b>26 January 2033</b>	Certificate number <b>1404-2170-2448-1943-6679</b>		26a Chatterton Road BROMLEY BR2 9QN		Energy rating <b>D</b>	Valid until <b>9 March 2032</b>	Certificate number <b>6302-4027-0000-1050-7296</b>	
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