

BROMLEY

42/42a CHATTERTON ROAD

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LINAYS

COMMERCIAL

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FREEHOLD INVESTMENT FOR SALE – SHOP & MAISONETTE

Location

Bromley is a popular and affluent town with a population of approximately 275,000 located 12 miles south-east of Central London.

The premises are situated in an established parade within the Chatterton Village area of South Bromley approximately 1 mile from Bromley South Station. Chatterton Village offers a mixture of shops, professional offices, restaurants/takeaways and residential dwellings including the Chatterton Arms Public House .

Description

The property comprises a mid-terrace period property arranged over ground, first and second floor levels.

The premises are set out to provide a ground floor shop unit with rear store which is currently trading as a convenience store with two-bedroom maisonette above, arranged over first and second floor which can be accessed with a separate entrance at the rear via a shared pedestrian alleyway.

The property has been in the same family ownership for a considerable number of years and is let to a well-established tenant.



Accommodation

(with approximate dimensions and floor areas)

Shop

Comprises a ground floor shop unit with retail area of approx.

550 sq.ft (51.09 sq.m)

Plus rear store of 575 sq.ft (53.40 sq.m)

Includes kitchenette and cloakroom

First and Second Floor Maisonette

Entrance from rear via a shared pedestrian alleyway with staircase leading to a terrace area, with hall leading to lounge, kitchen/diner, two bedrooms and bathroom/WC. We are advised that the maisonette is currently sub-let on a assured short-hold tenancy.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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

Price/ Tenancies

The entire property is let upon a full repairing and insuring lease for a term of 10 years from 25th December 2011 at a rental of **£19,000** per annum exclusive. The lease is granted within the provisions of the Landlord and Tenant Act 1954 (As Amended). The current tenant receives a personal rental concession reducing the rental to **£18,000** per annum exclusive.

Price £360,000 Subject to the existing tenancy granted

Ratable Value

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor shop/office are £5,176.50 (2018/2019 assessment).

Council tax band – C - Maisonette
Interested parties are **strongly** advised
to check the actual rates liability with
the local authority.

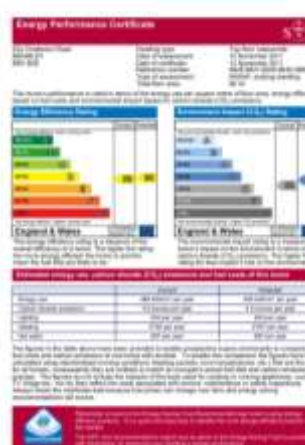
Legal Costs

Each party to bear their own legal fees incurred in respect of this transaction.

VAT

We are advised by our clients that VAT **will not** be payable on the sale price under current legislation.

Energy Performance Certificates



Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
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