

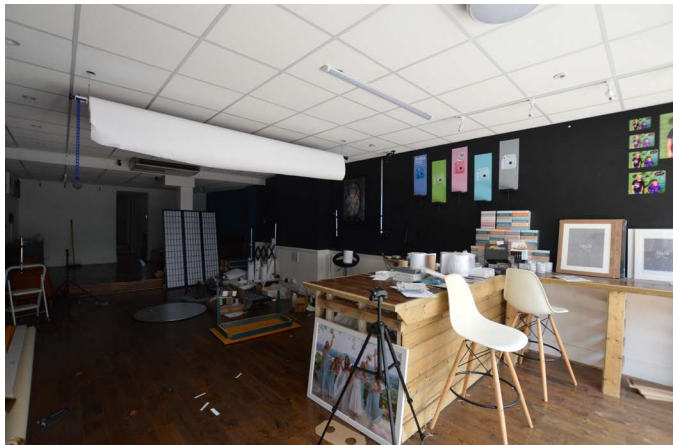


235 High Street, Bromley, Kent BR1 1NZ

Retail unit for sale / to let

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- Freehold commercial unit for sale / to let
- Located on Bromley High Street
- Measuring approx. 900 sqft
- 0.5 miles from Bromley South Railway Station
- Guide price - £230,000 F/H
- To let - £20,000pax

DESCRIPTION

An opportunity to buy or let a ground floor commercial unit located on Bromley High Street. The subject property is in good condition throughout, includes a kitchen area, W/C facilities and has a largely open-plan layout. The property has fantastic frontage onto the high street and is subject to heavy footfall throughout the day.

For owner-occupiers or investors interested in purchasing the property it will be sold with vacant possession of the ground floor commercial unit, whilst the upper parts include a flat sold off on a long leasehold (158 years remaining).

The chance to purchase freehold commercial property or let retail space in such a sought-after location is limited. There are a number of major development schemes under construction in and around Bromley town centre, this will only serve to increase trade and population to the local area, all of which should benefit any business now and in the future.

SERVICES

The property is believed to be connected to all main services, but interested parties are advised to make their own enquiries.



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**1 Sherman Road,
Bromley, Kent BR1 3JH
T: 020 8315 5454**

120 Bermondsey Street,
London SE1 3TX
T: 020 7089 6555



LOCATION

The subject property is prominently positioned at the Northern end of Bromley High Street (A222). Well-known names located close to the property include Sainsbury's, Dominos, McDonalds, Primark and Costa Coffee. Bromley South Station is located less than 0.5 miles away and provides a regular service to London Victoria in c. 30 mins and London Blackfriars in c. 38 mins. There are several local bus routes which pass immediately outside the subject property.

USE

The subject property benefits from lawful use for A1/ A2 retail use.

BUSINESS RATES

According to the summary valuation effective from 1st April 2018, the rateable value for the property is £12,000. We understand rates payable are therefore approximately £6,000 per annum for the period 2019/2020, however, interested parties are advised to visit the [Valuation Office Agency](#) website to calculate occupier specific rates.

TERMS

Offers in the region of £230,000 are invited for the freehold interest which includes a long leasehold flat sold off with 158 years remaining.

A new FRI lease is available on flexible terms at a guide of £20,000pax.

EPC

An EPC is available upon request.

VAT

We understand that VAT is not applicable in this transaction.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



For more information contact:
Jamie Stevenson
020 8315 5454

Meet the rest of the team...

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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



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