

BROMLEY

24/24A CHATTERTON ROAD

BR2 9QN

LINAYS

COMMERCIAL

26A STATION SQUARE
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FREEHOLD FOR SALE – RETAIL UNIT WITH FORECOURT AND REAR GARDEN

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 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.



Description

The property comprises a mid-terrace shop unit with forecourt plus rear garden and cloakroom/WC. The unit offers open sales space and is currently trading as a hairdresser.

Our client considers that the property offers scope for extension or conversion to residential use (subject to planning permission). We understand that planning permission was previously granted for a rear extension to the property, but this consent has now lapsed.

A private entrance from Chatterton Road leads to a one bedroom flat (not inspected) which has been sold upon a long lease producing a ground rent income of £100 per annum.

Accommodation

(with approximate dimensions and floor areas)

Shop

Front Forecourt Area

Internal Width 10'0" widening to 13'2" (3.04m - 4.01m)

Sales Depth 33'0" (10.06m)

Kitchenette & External W/C

Rear Garden/Yard

Floor area approx. 335 sq.ft (31.12m²)

First Floor (not inspected)

Private entrance from Chatterton Road leading to a residential flat.

We are advised that the flat has been sold upon a long lease producing a ground rent income of £100 per annum.

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

Freehold Price

£225,000 (Two Hundred and Twenty-Five Thousand Pounds), subject to vacant possession of the ground floor upon completion.

The upper parts (24a) are sold upon a long lease providing a ground rent income of £100 per annum.

Ratable Value

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor shop/office are £3,400.90 (2017/2018 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the local authority.

Potential purchasers should enquire as to whether they are able to claim transitional rate relief upon the shop unit. The current owner advises that they currently receive 100% rate relief.

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 price agreed under current legislation.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



24 Chatterton Road
BROMLEY
BR2 9QN

Certificate Reference Number:
0870-0137-5049-6090-8096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

69 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 49
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 92.26
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
25 If newly built
67 If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



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ta@linays.co.uk

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