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- Freehold B2 warehouse measuring c.2,572 sqft
- Currently let until 2021 for £19,200pa (outside 1954 act)
- Town centre location
- Adjacent to Bromley North Station
- Future Development Potential (STPP)
- Guide price £500,000 F/H

DESCRIPTION

A freehold end of terrace warehouse of brick construction and accessed via electric roller shutters, adjacent to Bromley North Station and with easy access to Bromley town centre. Currently let to a car mechanics that have been in occupation since 2012, the site appears to offer potential for an uplift in rent. Alternatively, the property would be suitable for a variety of other users and would prove an ideal storage facility for a high street business or local or regional distribution firm. The building also forms part of 'site A' in Bromley's Area Action Plan, and despite recent planning refusals is likely to offer potential for residential development in the future (STPP). The existing building has a ridge height of 6.5m and 4.1m to the eaves.

COMMERCIAL LEASE

The property is subject to a commercial lease to a car mechanic at a rent of £19,200 pa, expiring on 21/03/2021 and outside of the 1954 Landlord and Tenant Act.

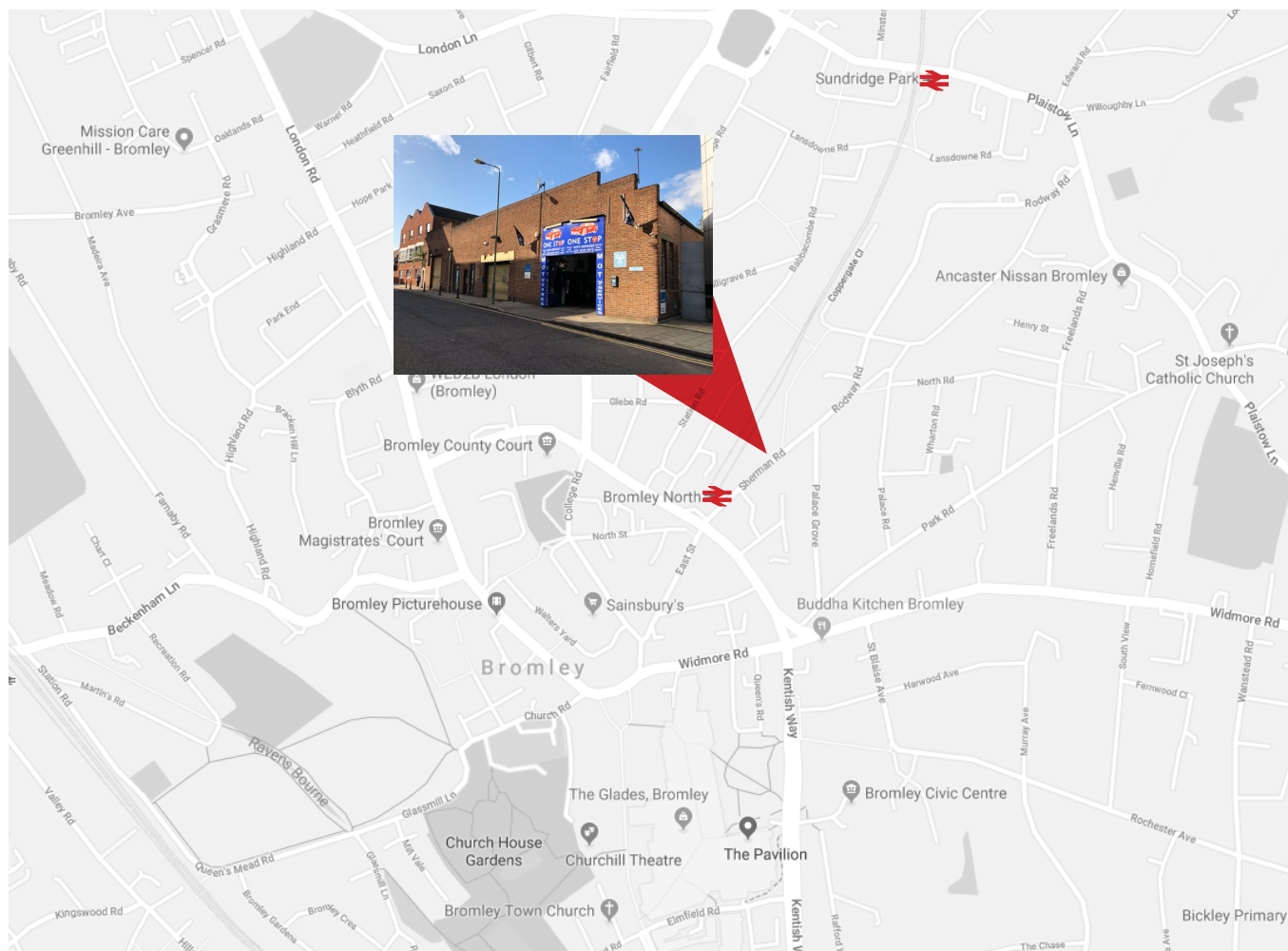
BUSINESS RATES

According to the summary valuation effective from 1st April 2019, the rateable value for the property is £13,750. Interested parties are advised to visit the [Valuation Office Agency](#) website to calculate occupier specific rates.

10a Sherman Road, Bromley, Kent BR1 3JH
Freehold warehouse building in central Bromley

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LOCATION

The subject property is positioned in Sherman Road adjacent to Bromley North Station, which provides a regular service into London Bridge and London Charring Cross Station via Grove Park. The Glades Shopping Centre is within ¼ mile of the property and Sherman Road is a moments' walk from the town centre, off of the A21 and 8 miles from M25 junction 4. The position is ideal for providing service to shoppers using Bromley town centre whilst also being surrounded by recently built and proposed high density residential development sites.

PLANNING

Consent was granted in January 2013 for the 'change of use from light industrial use (class B1) to type retailing and fitting (sui generis)'. Ref. 18/00399. This consent was varied to also allow ancillary MOT testing; in October 2013. An application was submitted in January for 'the demolition of 10a Sherman Road and redevelopment with a mixed-use, 10 storey scheme comprising 6 one bed, 3 two bed flats and 8 commercial spaces', this application was refused.

Despite this the property is within site 2 in the Bromley Local Plan, which is targeted for redevelopment and expected to provide 525 residential units, therefore we believe the property has long term development potential.

TERMS

Offers in the region of £500,000 are invited for the freehold interest subject to the existing lease. A planning overage may be payable to the seller in the event that planning permission is granted for a comprehensive redevelopment. Please contact us for further information.

VIEWINGS

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



For more information contact:
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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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