



FOR SALE

252 a,b,c,d High Street  
Bromley  
Kent  
BR1 1PG

Entire Building For Sale





## Location

The site is located at the Northern end of Bromley High Street. 252 is situated on the High Street itself, with a,b,c and d being accessed via a walkway known as Naval Walk between the High Street and the Mitre Close car park.

Bromley is a major district centre, which includes the Glades Shopping Centre, with a wide range of retail, leisure and food and drink operators. Major occupiers include Sainsbury's, Marks & Spencer's, TK Maxx, Primark, Apple, Pizza Express, Five Guys, Nando's, Pure Gym and a cinema.

Bromley has two train Stations (North and South), both within easy walking distance and the area is served by numerous bus routes.

## Description

The site forms multiple connected buildings with 252 trading as a barbers, fitted as you would expect, with basement storage and W.C facilities.

252b comprises a small retail unit trading as a florist, with W.C facilities.

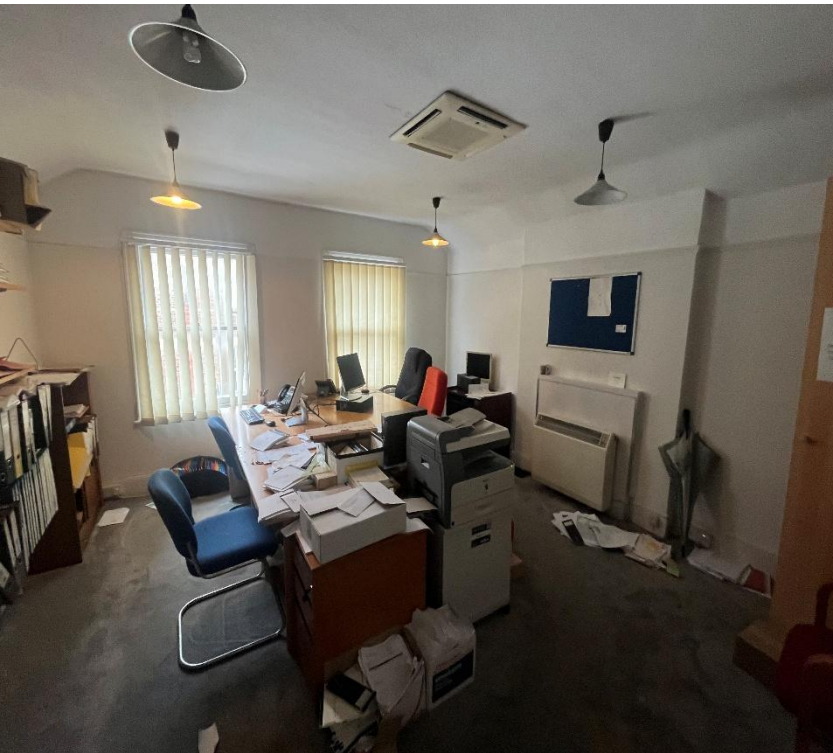
252c comprises a small office/retail unit with W.C and wash hand facilities.

252a comprises self-contained office space, over 1st and second floors, stretching over 252, a, b and c and offers several individual offices along with kitchen and W.C facilities and will be offered vacant possession

252d is a small office premises, with first floor storage (only accessed via a loft ladder), with WC facilities. Trading as a cab office.

## Price

Guide price £600,000



## Accommodation

The property has been measured on a net internal basis (NIA) in accordance with the RICS Code of Measuring Practice and are set out below:

252  
Retail area 38.67sq m - 416sq ft  
Basement 17.78sq m - 191sq ft  
Office/storage totalling  
W.C

252a  
1<sup>st</sup> floor offices 38.4sq m – 413sq ft  
4 rooms totalling  
2<sup>nd</sup> floor offices 31.60sq m – 340sq ft  
2 rooms totalling  
Kitchen  
W.C

252b  
Retail area 25.43sq m – 274sq ft  
W.C

252c  
Office/retail 23.13sq m – 249sq ft  
W.C

252d  
Office 26.33sq m - 283sq ft  
Tea Point  
W.C facilities  
First floor storage 13.4sq m - 144sq ft  
(accessed by loft ladder)

## Tenure

### Freehold subject to the following leases

252 15 years from 30/07/2015 (assigned 2018) with 5 yearly rent reviews (not implemented) at a rent of £12,000.

252a Currently occupied under license but will be given with vacant possession.

252b Holding over after a 10 year lease from 24/06/2012 with 5 yearly rent reviews (not implemented) at a rent of £4,800pax.

252c Currently occupied under license but will be given with vacant possession.

252d Holding over after 5 years from 25/12/2000 with no reviews and rolling 6 month tenant break clause £6,000.

All leases are within the 1954 L&T security of tenure act, with the exception of 252.



## Business Rates

The properties are entered in the 2023 ratings list with a rateable value of:

|      |         |
|------|---------|
| 252  | £11,700 |
| 252a | £13,250 |
| 252b | £ 2,250 |
| 252c | £ 3,400 |
| 252d | £ 1,750 |

## Planning

We assume the premises benefit from E Use Class with the exception of the cab firm, but interested parties should make their own enquires.

## VAT

VAT is not payable on the rents.

## EPC

EPCS have been commissioned.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Agent Note

The rents have not been reviewed and as such, it is considered that there is scope to increase the rental income.

Additionally, given the layout, size and self-contained nature of the upper parts, it could be possible to covert the 1<sup>st</sup> and 2<sup>nd</sup> floor offices into residential premises, subject to the planning permission being granted and the appropriate building regulations being adhered to. It is understood that the upper parts at 252a were historically used as a residential dwelling, from time of construction until circa 1995"

## Viewings

Strictly by prior arrangement with sole agents Hindwoods on 0208 858 9303:

**Ben Lewis**

[B.Lewis@hindwoods.co.uk](mailto:B.Lewis@hindwoods.co.uk)

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