



- Freehold for sale
- Shop, flat & 5-bed HMO
- Fully let producing £72,300pa
- 4 parking spaces to the rear
- Lapsed consent to extend & provide 3x1-bed flats
- Located on Bromley's busy high street
- OIEO £850,000 F/H

Description

A rare opportunity to acquire a fully let, income producing freehold building on Bromley High Street.

The subject property is arranged over three storeys plus basement and measures approx 2,585sqft. The property comprises a ground floor & basement commercial unit let to a tattoo parlour at a passing rent of £16,800pa. Two of the four parking spaces at the rear are let by the commercial tenant on separate licenses at a passing rent of £100pcm. There is a studio flat at the rear of the ground floor, which is let on an AST at £9,300pa. The upper parts, arranged as a fully licensed HMO, comprising 5 HMO rooms with their own kitchenette & ensuites and produces £45,000pa with potential for further increase in October.

The owners were granted consent in 2020 for 'Two storey rear extension to provide three x 1-bedroom flats, with associated refuse/recycling, bicycle storage and surrounding amenity area'. (19/04406/FULL1). This consent has recently lapsed however, could be re-instated (STPP).

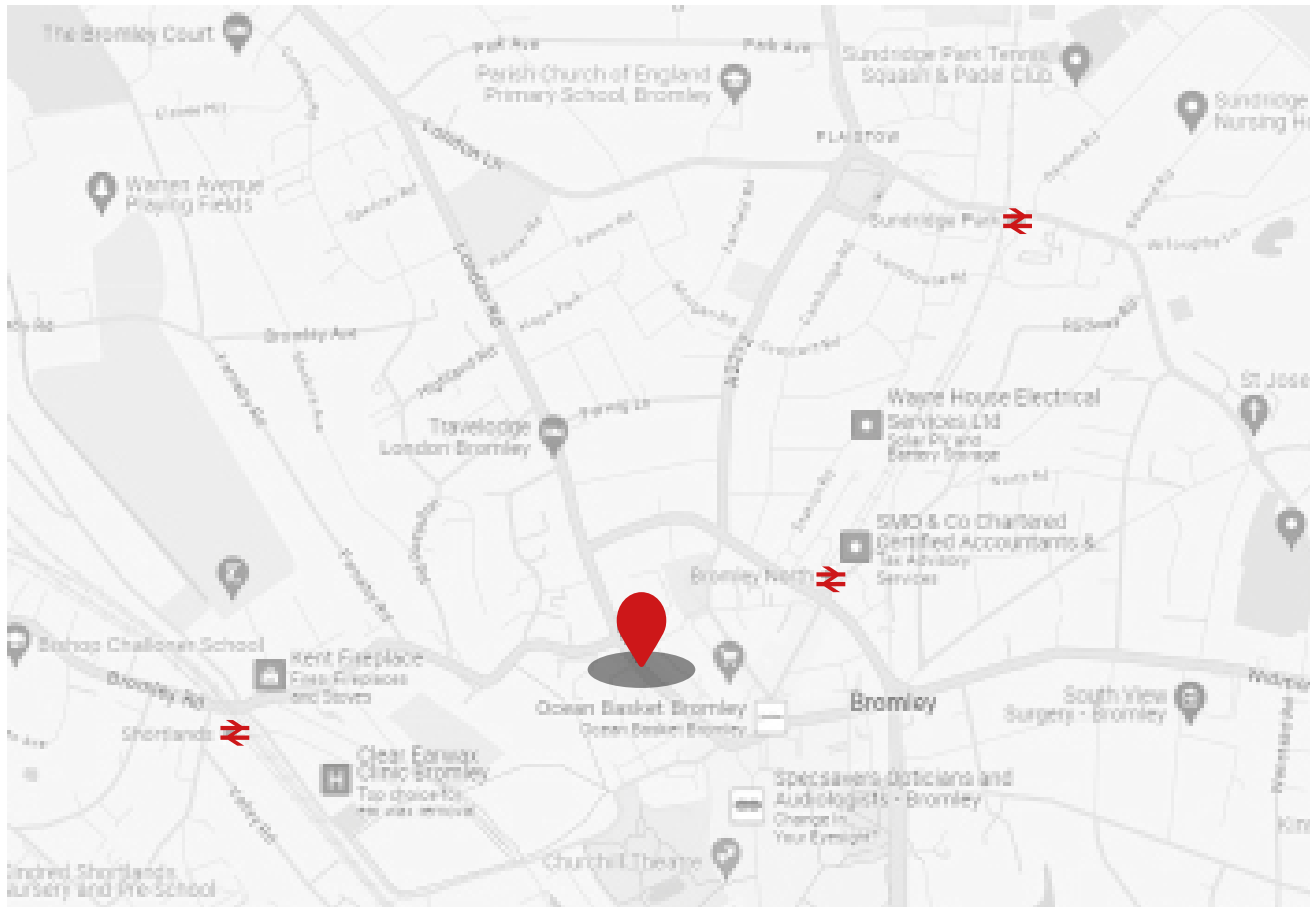
Planning History

Planning permission was granted by Bromley Council on the 28th January 20 for "Two storey rear extension to provide three x 1-bedroom flats, with associated refuse/recycling, bicycle storage and surrounding amenity area." Planning Reference: 19/04406/FULL1. This planning permission expired on 28.01.2023.

241 High Street, Bromley, Kent BR1 1NZ

Mixed-use freehold with HMO uppers in Bromley for sale.

Unit	Floor	Beds	Size (sqm)	Size (sqft)	Rent (pa)	Lease Expiry	ERV (pa)
Commercial & Parking	Ground, Basement	-	126	1,355	£18,000	17.11.2025	£20,000
Studio flat	Ground	1	14.4	155	£9,300	-	£10,200
HMO	First & Second	5	100	1,075	£45,000	-	£50,400
Total			240.4	2,585	£72,300	-	£80,600



Location

The subject property is at the Northern end of Bromley High Street with access from the rear via College Slip. The property backs onto Sainsburys car park, which offers 20 minutes free parking with up to 3 hours for paying customers. The High Street (A222) joins the A21 at nearby Tweedy Road and serves as one of the main arterial routes into London from Kent.

The pedestrianised High Street and Glades Shopping Centre are within just a few hundred yards, and Bromley North Station is less than half a mile. Several local bus routes pass directly outside the property, and neighbouring occupiers include Bromley Picture House (cinema), Dominos, JD Weatherspoon and Sainsburys supermarket.



Terms

Offers in excess of £850,000 are invited for the freehold interest, subject to the existing commercial lease & residential ASTs. We understand that VAT is not applicable in this transaction.



Business Rates

According to the summary valuation effective from 1st April 2023, the rateable value for the property is £13,250 per annum. Interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

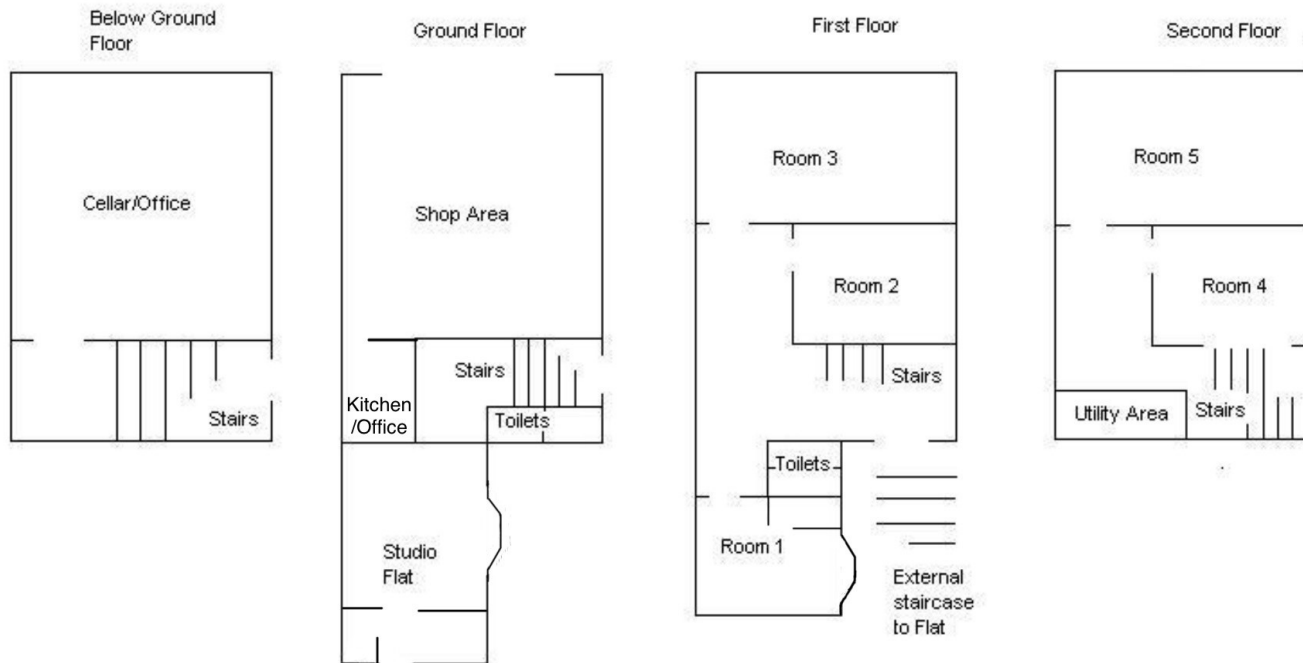
Further Information

Copies of the following are available upon request:

- HMO license
- Commercial lease
- AST agreement
- EPC certificates
- Floorplans
- Lapsed planning drawings

Viewings

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

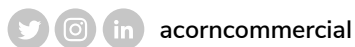


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