

- Licensed 6-bed HMO for sale in Bromley.
- Building measures approximately 1,100sqft.
- Tenanted and producing £44,280 (one room currently vacant).
- ERV c.£65,000pa.
- Garage at the rear included.
- Development potential (STPP).
- Guide Price £600,000 (F/H).

55 HOMESDALE ROAD, BROMLEY BR2 9LB

LICENSED HMO FOR SALE IN BROMLEY

acorn
Commercial, Investment & Development

Description

An opportunity to purchase a part-let, fully licensed House in Multiple Occupation (HMO) in Bromley, which is currently producing £44,280pa. The property measures c.1,100sqft in total, and is arranged as 6 HMO rooms over ground and first floor. There is one en-suite room with a kitchenette (Room 1) with the remaining 5 rooms being shared facility. The property is in reasonable condition throughout and benefits from a large front garden which contributes to the development potential of the site (STPP).

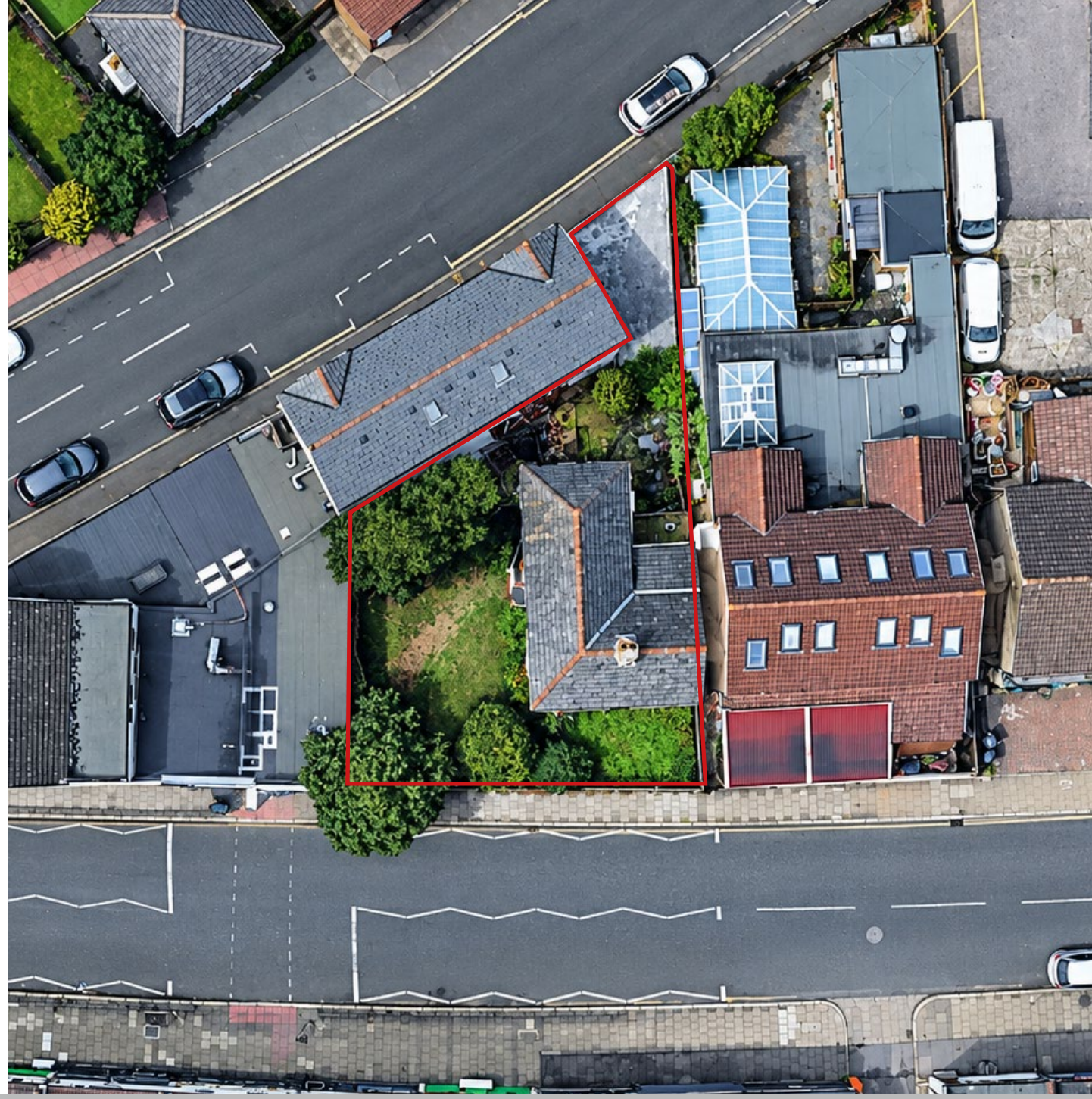
The current room rents are as follows:

Room 1	£680 pcm
Room 2	£750 pcm
Room 3	£820 pcm
Room 4	£750 pcm
Room 5	£690 pcm
Room 6	Vacant

The property has an estimated rental value (ERV) of c.£65,000pa when fully let at market rent. There is clear potential for refurbishment of the existing building to increase the rental value. The site could offered with vacant possession but would be subject to the sellers serving section 8 notices on the current tenants and the terms of sale. The garage at the rear of the site is on a separate title document but included within the sale.

Planning & Licensing

The property has a valid HMO license until 11.03.2027. The property been operated as a HMO for over 15 years and as such, has an established use. There is no other relevant planning history for the site.



Location

The property occupies a prominent position on a popular road in Bromley, offering immediate access to local arterial routes and regional infrastructure. The property is situated approximately 0.3 miles from Bromley South Station Click to open side panel for more information, providing frequent, direct National Rail services into central London terminals including London Victoria and Blackfriars.

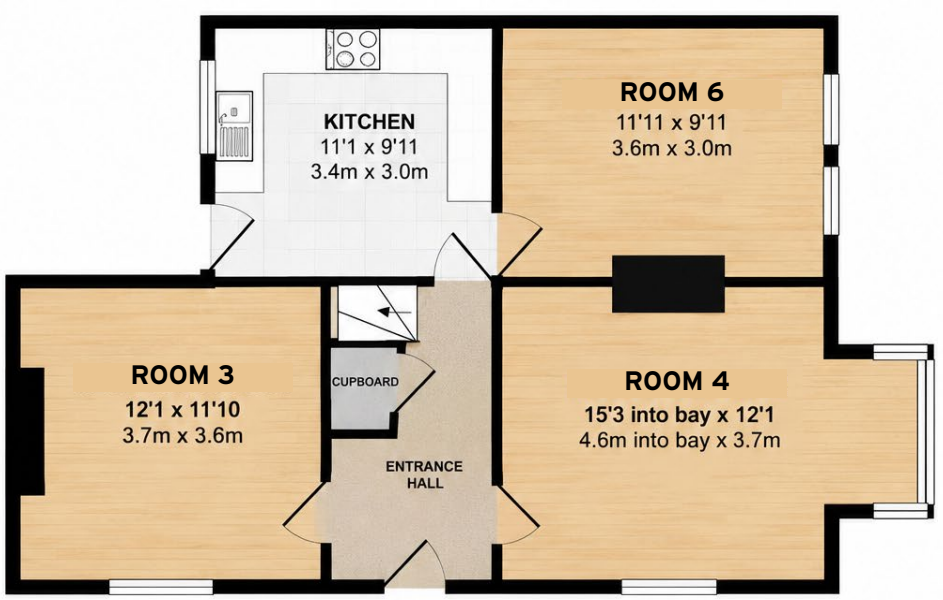
The location benefits from close proximity to Bromley town centre and Bromley South, placing a wide range of retail, banking, and professional services within walking distance. Local bus routes operate directly along Homesdale Road, connecting the site efficiently to surrounding commercial districts and residential catchments.

Title Plan

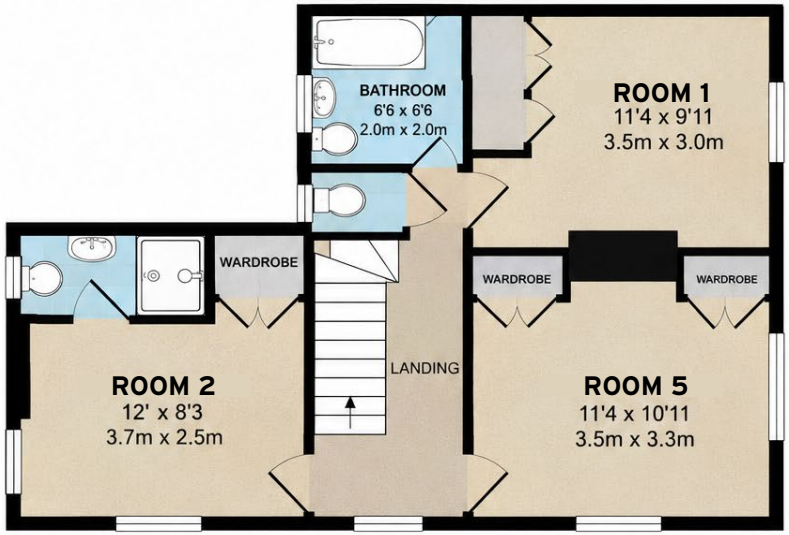








GROUND FLOOR



1ST FLOOR

Further Information

Terms	Guide Price £600,000 (F/H).
VAT	We understand that VAT is not applicable in this transaction.
Available On Request	• Plans • HMO License • Title Documents • AST's
Viewings	All viewings are strictly by prior appointment with Acorn Commercial, Investment & Development.



Contact



Finn Robertson

020 8315 5454
commercial@acorngroup.co.uk

CLICK HERE TO VIEW DATAROOM

Bromley Office

9 St Mark's Road
Bromley
Kent
BR2 9HG

T: 020 8315 5454

London Office

120 Bermondsey Street
London
SE1 3TX

T: 020 7089 6555

This brochure and its content is copyright of Acorn Limited. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form. 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.