



Ref: 1481

**28 East Street
Bromley
BR1 1QU**

**D1 Use
Freehold For Sale
High Visibility
Location
Bromley Town Centre**



Approx. 1,050 sq. ft. (99m²) gross internal floor area

Flexible accommodation with unrestricted D1 use

High visibility location adjacent to Bromley Town Centre

Development potential STP

Offers in the region of £450,000 invited for the freehold

Subject to contract

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements

Location

High visibility location on East Street in the heart of Bromley, close to its junction with South Street. East Street is located at the end of Bromley High Street and provides an overflow of commercial accommodation occupied by a number of shops, restaurants, cafes etc. including many recognizable brand names.

The property is minutes away from Bromley North Station and within a 10 minute walk to Bromley South Station for services to and from Central London. Bus services are readily available.

The Property

Terraced, single storey building currently used for religious purposes. It has been maintained to a high standard by the Church currently occupying the space.

The building comprises:

- Large Hall
- Rear Hall
- Kitchen
- WC

External

There is a rear access road with parking for approx. 2 cars.

Planning

I am advised the property enjoys D1 use. Its flexible, open space would deem it suitable for a number of D1 users including education, training, medical, specialist uses etc.

There is potential to increase the space by bulding a first floor, subject to obtaining the necessary planning consents.

Note: Areas are approximate and as provided

Floor Area

Gross Internal floor area approx. **1,050 sq. ft. (99m²)**

Rating

TBC

EPC

Exempt

VAT

TBC

Price

Offers invited in the region of £450,000 for the freehold

Costs

Each party to be responsible for their own legal and professional costs

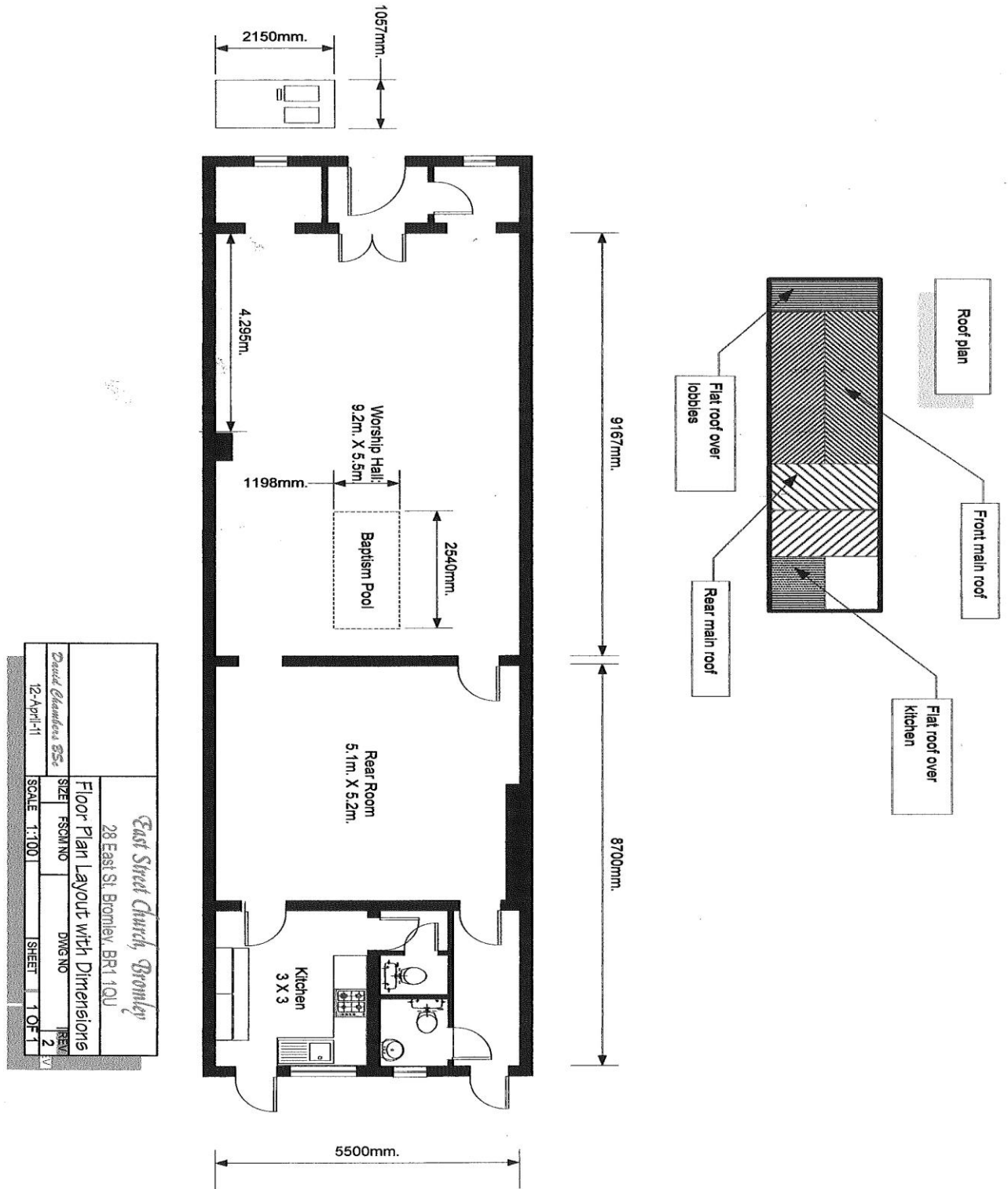
Inspections strictly by appointment only:

Please contact

Ben Wallis BA(Hons) or Bernard Gordon FRICS

020 8099 3119

sales@bernardgordon.co.uk



Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.