



Ref: 1610



**Stunning, Imposing  
Victorian Building**

**Set in 2 acres of land**

**To Be Let**

**Vacant Possession upon  
Completion**



**Livingstone House, 13 Beechcroft Road, Chislehurst, BR7 5DB**

**Impressive building built around 1870 standing in approx. 2 acres of land**

**Imposing Victorian building with a private gated entrance**

**Total gross internal floor area approx. 16,150 sq ft with ample outside space and parking**

**Currently Sui Generis use for religious and cultural purposes, religious training and as a place of worship (D1 use) along with ancillary living accommodation. Offers STP may be considered**

**To be let on a new FR&I lease, offers invited in the region of £325,000 per annum exclusive, subject to contract**

**Freehold offers may be considered**

## Location

The property is located behind a gated entrance fronting Beechcroft, within the heart of Chislehurst, Kent. The surroundings are an affluent, predominantly residential location, with easy access (approx. 1 mile) to Elmstead Wood and Chislehurst Stations for services to Central London. Chislehurst golf club is adjacent to the property, and Chislehurst High Street is only a short walk away for shops, restaurants, cafés and other amenities, including a number of national chains and large organisations.

## The Property

Livingstone House is an imposing Victorian building built around 1870 and comprises a beautiful, converted house standing in an extensive site of approx. 2 acres of land and stunning private gardens, with ample parking opportunities. It has a private vehicular entrance accessed via Beechcroft.

It has been well maintained and is currently used as a religious/community centre with ancillary living accommodation.

## Accommodation

The property is planned over ground and first floor with a second floor in parts. It is arranged as a number of private meeting rooms, halls, offices etc as well as living accommodation. There is a commercial kitchen, as well as a number of smaller kitchens throughout. It has been divided in parts for commercial and residential use, although we believe it can all be reinstated again if necessary, subject to necessary consents.

The main entrance is highly ornamented and much of the original interior Victorian woodwork has been retained. The main dining room features ornate cornicing and ceiling plasterwork. There are good views to the south and the south-facing veranda overlooks well-maintained gardens. Out-buildings comprise a garage and a garden store.

Total gross internal floor area approx. 16,150 sq ft (1500m<sup>2</sup>)

Please note measurements have been provided to us and should not be taken as accurate. This is a guide and any ingoing tenants should satisfy themselves with exact measurements prior to taking on the property.

A virtual tour of the property can be found on my website or by [clicking here](#)

## Exterior

We are advised the site sits in approx. 2 acres of land with vehicular entrance from Beechcroft and Yester Road

## Planning

We have been provided with a certificate for lawful use stating the planning consent is as follows:

*“sui generis mixed use combining use for religious and cultural purposes, religious training and as a place of worship, together with ancillary living accommodation for staff and boarding for members’ children”.*

Offers subject to a change of use may be considered. It is deemed ideal for a number of D1 and D2 uses including pre/primary/secondary/higher educational institutes, religious/community, medical centre as well as a number of D2 uses and other specialist uses.

## EPC

In hand – Band C

## Possession

Full vacant possession upon completion

## Rating

To be advised.

## VAT

We are advised the property is NOT elected for VAT purposes

## Lease

To be let on a new F R & I lease for a term to be agreed subject to geared rent reviews.

## Rent

Rental offers are invited in the region of £325,000 pax, subject to contract

## Freehold

Offers for the freehold interest may be considered, though the current owners have stated a preference to lease

## Costs

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

## Holding Deposit

Tenants/purchasers wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5,000. This deposit is not refundable except if the landlord/vendor withdraws (except where a landlord/vendor introduces or requires such unreasonable or substantial amendments after heads of terms are agreed and solicitors instructed, thus causing a tenant/purchaser to withdraw from the transaction), clear title cannot be proved or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective tenant/purchaser fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the tenant/purchaser does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

**No unaccompanied inspections will be permitted, for access please contact:**

**Ben Wallis**

**Tel: 020 8099 3119**

**Email: [Ben@bernardgordon.co.uk](mailto:Ben@bernardgordon.co.uk)**

**Alex Dawson**

**Tel: 020 7100 2348**

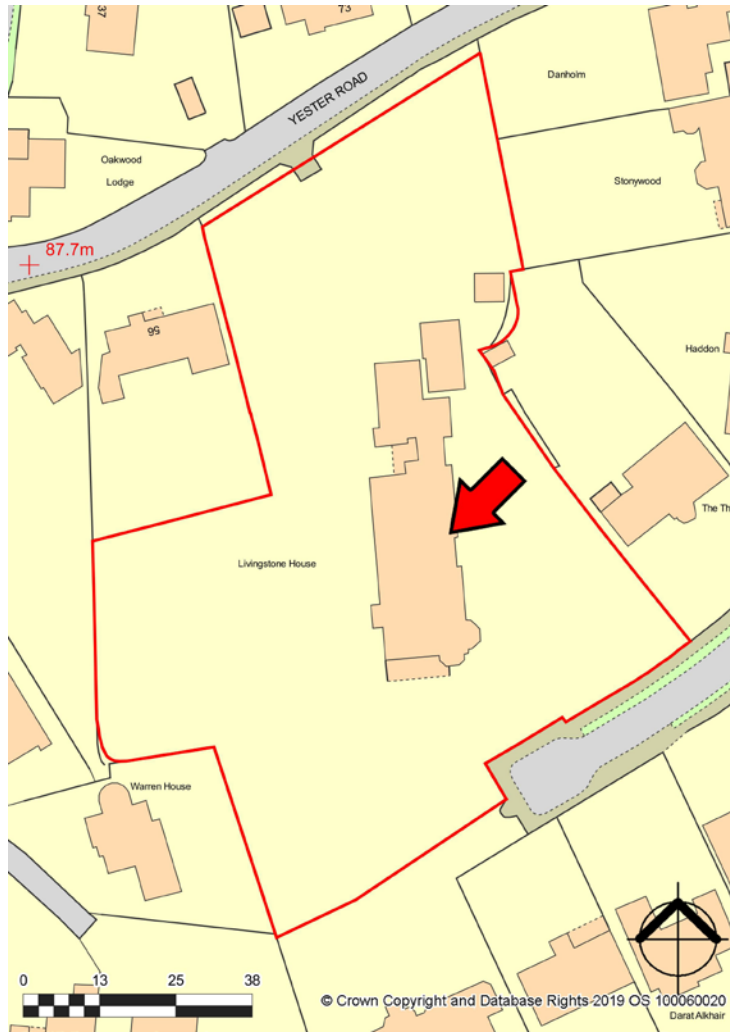
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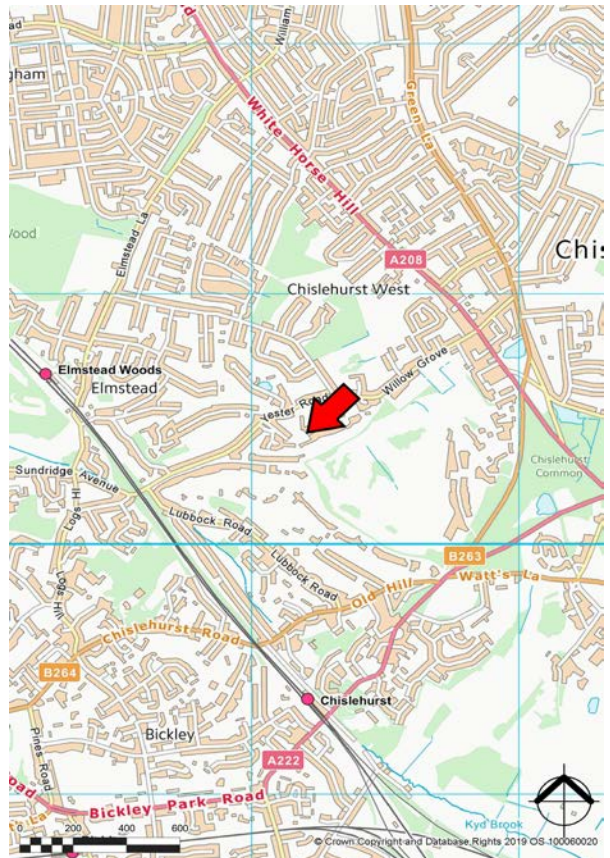
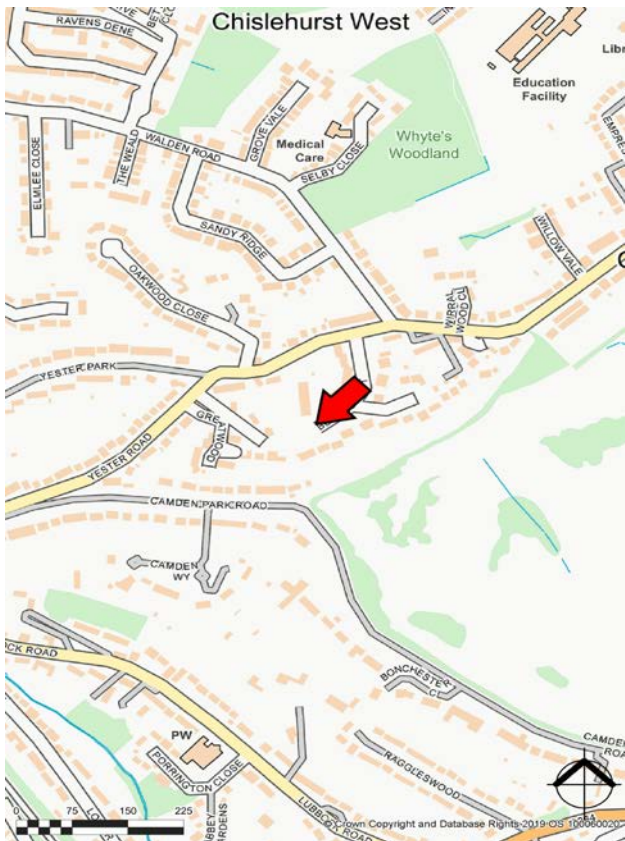
Bernard  
Gordon &  
Company

**ALEX MARTIN**  
COMMERCIAL





Plans not to scale



## 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. The measurements in this document have been provided to us and cannot be deemed as accurate.

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.