

REF: 1664



**FORMER MEN'S SOCIAL CLUB | VALLEY ROAD | ERITH | KENT | DA8 1BT**

APPROX. 5,584 SQ. FT (543.84M<sup>2</sup>) GIA ARRANGED MOSTLY ON GROUND FLOOR PLUS BASEMENT STORAGE. IDEAL FOR MANY FORMER D1 & D2 USES (STP).

**FOR SALE/TO BE LET**



**Bernard  
Gordon &  
Company**

☎ 020 8099 3119

✉ [sales@bernardgordon.co.uk](mailto:sales@bernardgordon.co.uk)

## OVERVIEW

Total GIA approx. 6,810 sq. ft (632.58m<sup>2</sup>).

Accommodation arranged mostly on ground floor including 2,600 sq. ft hall.

Forecourt parking for 4 cars.

Garden area ideal for use as a play area.

Erith and Belvedere stations are within 16/18 minute walk for services to Central London etc. There are bus services nearby.

Formally D2 now use class Sui Generis. Ideal for a number of alternative uses (E, F1, F2, Sui Generis) including education, community, training, day nurseries, medical, health care, dental, therapies, gyms, etc. STP.

New FR&I lease available upon terms to be agreed, Rental offers are invited in the region of £80,000 per annum exclusive.

Offers for the freehold may be considered, price upon application, subject to contract.



CONTACT THE TEAM ON:

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## LOCATION

The property is located at the junction of Valley Road and Pembroke Road/Battle Road in a predominantly residential area. Franks Park is located within a few minutes walk.

The nearest stations are Erith, approximately 0.8 miles (18 minutes walk) and Belvedere, approximately 0.9 miles (20 minutes walk) for services to Charing Cross and Cannon Street. The property is also close to A2016 (Bronze Age Way).



## THE PROPERTY

This former Men's Social club has frontages to both Valley Road and Pembroke Road/Battle Way and is planned mostly on ground floor plus basement storage.

There is an open garden area fronting Pembroke Road/Battle Way which is ideal for use as a play area and in addition there are 4 car parking spaces fronting Valley Road.

We are advised the gross internal floor area is approx. 5,854 sq. ft. (543.84m<sup>2</sup>) plus basement storage area of approximately 955 sq. ft (88.75m<sup>2</sup>).

Total GIA approximately 6,810 sq. ft (632.58m<sup>2</sup>).

### The ground floor is arranged as follows:

- Entrance hall
- Bar and lounge
- Kitchen
- Office
- Main hall plus stage. Approx. 2,606 sq. ft (242.12m<sup>2</sup>)
- Male & Female WC's

Side suite (former snooker hall), approx. 893 sq. ft (82.96 m<sup>2</sup>), including male & female WC's. This suite can be used as part of the main accommodation or can be used independently, given that it has its own entrance fronting Pembroke Road/Battle Way.

### Basement:

Arranged as a series of storage rooms having a GIA of approximately 955 sq. ft (88.75m<sup>2</sup>). Ceiling height approximately 2.3m (7'5").



## 🎯 PLANNING

We have been given to understand that this former Men's Social club was included as D2 in the use classes order.

NOTE: As from 1st September 2020 the use class order was redefined and we have been given to understand that the property is now considered as Sui Generis.

The property is ideal for many alternative uses including education/tuition, day nursery, community, training purposes etc. as well as other E, F1 and F2 (D1/D2) uses such as medical, health care, dental, therapies, offices, gyms, sports, dance studios etc.

Prospective tenants are advised to seek advice from the planning department at Bexleyheath Council for specific occupational requirements.

## 🎯 EPC

Rating C66.

## 🎯 RATING

TBA.

## 🎯 VAT

We are advised the property is not elected for VAT purposes.

## 🎯 RENT

Rental offers are invited in the region of £80,000 per annum exclusive. Subject to contract.

## 🎯 LEASE

New FR&I lease upon terms to be agreed, subject to geared rent reviews.

## 🎯 PRICE

Offers for the freehold may be considered, price upon application, subject to contract.

## 🎯 COSTS

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

## 🎯 HOLDING DEPOSIT

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the vendor/landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



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# INSPECTIONS STRICTLY BY APPOINTMENT ONLY

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**Bernard Gordon / Ben Goldstone FRICS**

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## 🎯 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.

### FOR MORE INFORMATION CONTACT:



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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 measurements 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.

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. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

April 2022.

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