



LOT C

LOT A

LOT B

24-32, 40-42 High Street & 1-3 Ravensbourne Road,
Bromley BR1 1EA

MIXED-USE PARADE | PRODUCING £242,738PA | FREEHOLD

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Commercial, Investment & Development

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Summary

- Freehold, mixed-use investment for sale.
- Comprised 9 commercial units, 2 offices and 1 flat.
- 11,093sqft across the parade.
- Current rent roll £242,738pa.
- ERV c.£290,000pa.
- Residential development potential (STPP).
- Opportunity to purchase together or as individual lots (subject to terms).
- OIEO £3,475,000 F/H.

A rare opportunity to purchase a substantial freehold parade in Bromley producing £242,738pa. The subject property is comprised of 9 Ground and First floor commercial units, 1 second floor office, 1 self-contained office at the rear & 1 third floor flat. The total area for the parade is 11,093sqft and is comprised of the below addresses. There is an opportunity to acquire the entire parade as one sale or as individual lots.



The Property

Location

Tenancy schedule

Terms



24-32 High Street & Norton House (LOT A)

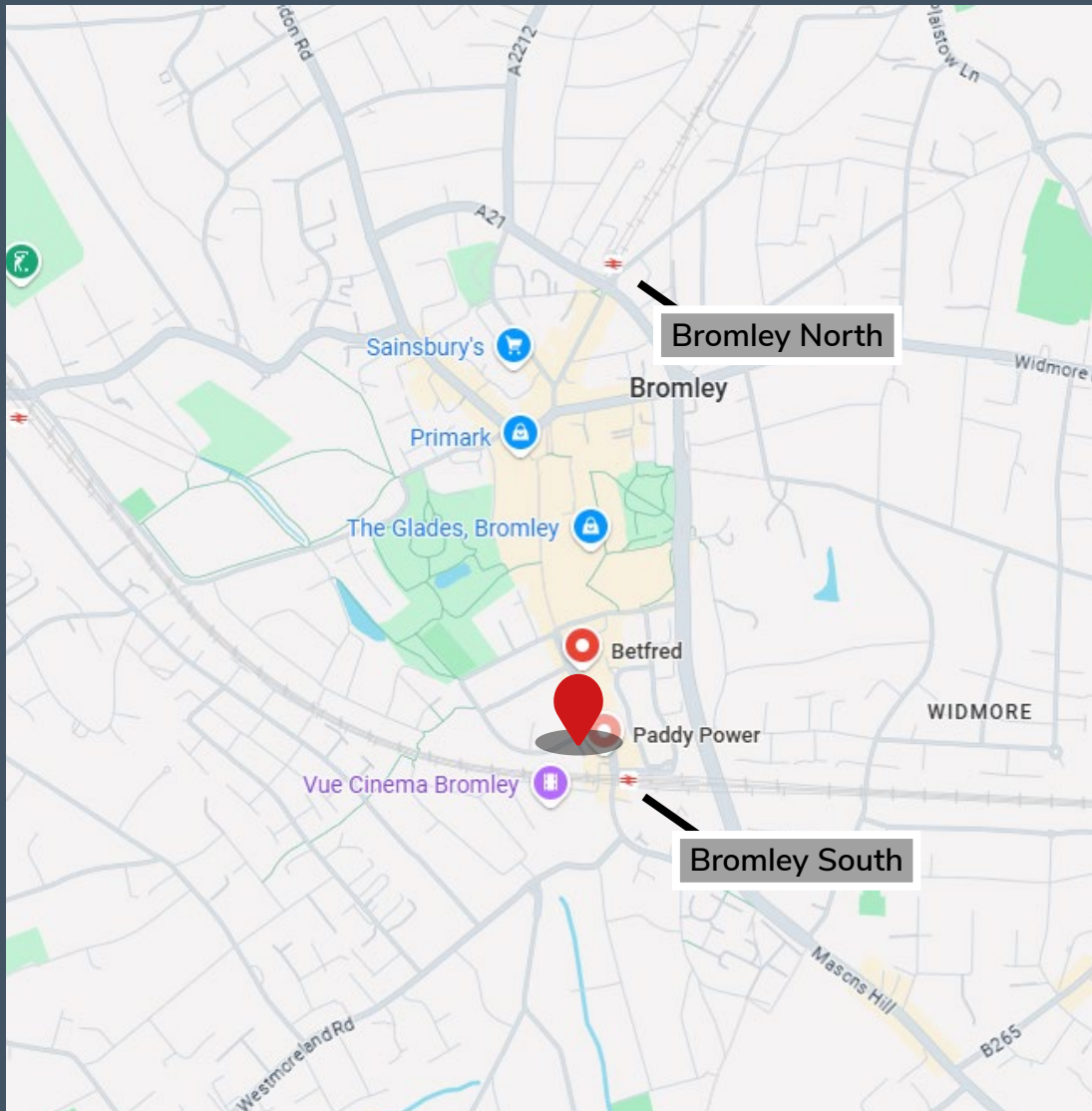
The subject property is comprised of 5 retail units with commercial uppers on the first floor & an office unit (Norton House) sold off on a long lease at the rear (67 years remaining). The commercial units measure a total of 4658sqft and are in good condition throughout. 4 of the units are currently let producing £106,350pa with one unit currently in the market to be re-let with GCW Property Consultants. We understand the Estimated Rental Value (ERV) for this unit to be c.£32,500pa. There is potential to convert the commercial uppers and build further floors above for residential development above (STPP).

40-42 High Street (LOT B)

The subject property is a part-let, part-vacant mixed-use building, measuring 3088sqft in total. The commercial offering comprises a ground floor unit (let to a nail bar), a ground a first-floor unit (let to an opticians) and a second-floor office (currently vacant). On the third floor, there is a 2-bedroom flat which is let on an AST. The property currently produces a total of £80,563 with an ERV of £95,563pa. There is potential for conversion of the second-floor office into residential accommodation (STPP)

1-3 Ravensbourne Road (LOT C)

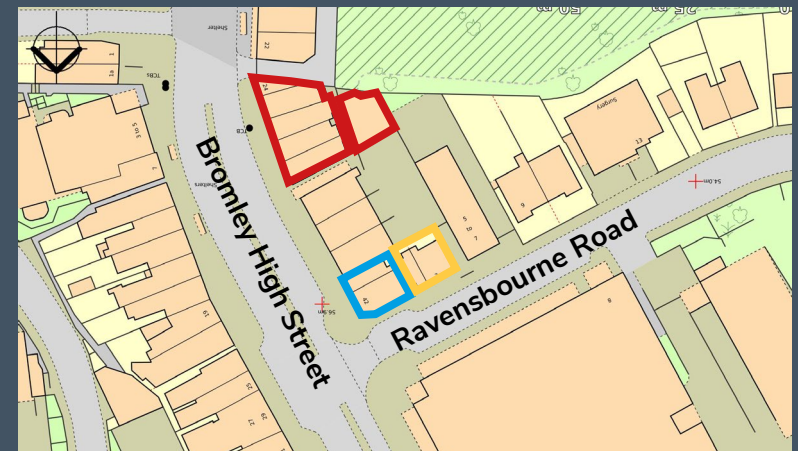
The subject property comprises two ground floor commercial units and is currently fully let producing £51,500pa. 1 Ravensbourne Road measures 635sqft and is currently let to a Nail Bar at £17,500pa until 2034. 3 Ravensbourne Road measures 1000sqft and is currently let to a cafe operator at £34,000pa until 2029. The properties are both let at slightly above market rent.



Location

The subject properties occupy a prime position on the Southern end of Bromley's busy High Street with the pedestrianised High Street and Glades Shopping Centre within just a few hundred yards. The Glades Shopping Centre is home to over 130 retailers, many restaurants and a large choice of amenities which attract visitors from all over London and Kent, with an annual footfall of c.20 million and a 1,500-space car park. Bromley is the third largest shopping destination in London with a primary catchment of 711,000 people.

In terms of public transport, Bromley South Station runs perpendicular to the parade, which provides direct services to London Victoria in 21 minutes and London Blackfriars in 36 minutes. Several local bus routes pass directly outside the property, and neighbouring occupiers include Greggs, Cafe Nero, Waitrose & many more.





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Lot	Address	Tenant	Size (sqft)	Lease expiry	Term	Rent (pa)
A	24 High Street, Bromley	Nicholas George Phillips T/A Bromley Hair	161	28-Sep-26	15 years	£18,000.00
A	26 High Street, Bromley	Sachdev Sons Limited	1205	16th April 2029	5 years	£31,000.00
A	28 High Street, Bromley	Power Leisure Bookmakers T/A Paddy Power	1076	17-Mar-24	5 years	£31,250.00
A	30 High Street, Bromley	Vacant (U/O currently)	1108	n/a	n/a	-
A	32 High Street, Bromley	Mascolo Ltd T/A Toni & Guy	1108	30-Mar-27	5 Years	£28,600.00
A	Norton House, High Street, Bromley	Mr Graham Craker	1711	15-Mar-46	67 years remaining	£1,825.00
B	40 High Street, Bromley	Quy Nguyen T/A Classique Nails	301	25-Apr-26	8 years	£23,763.00
B	2nd Floor 40-42 High Street, Bromley	Vacant	850	n/a	n/a	-
B	42 High Street, Bromley	William J Wilkinson Ltd T/A Wilkinson Opticians	1087	29th April 2029	5 years	£40,000.00
B	3rd Floor 42 High Street, Bromley	Chinyang Lee	678	24th Sept 2024	1 year AST	£16,800.00
C	1 Ravensbourne Road, Bromley	Nailtini No 5 Ltd	635	31st July 2034	10 years	£17,500.00
C	3 Ravensbourne Road, Bromley	Rita's Bakehouse Limited	1001	17 December 2029	5 years	£34,000.00
Total						£242,738pa

Terms

OIEO £3,475,000 F/H

Offers in excess of £3,475,000 are invited for the freehold interest with the benefit of the existing leases and income. We understand that VAT is not chargeable.

Further Information

Copies of the following documents are available upon request:

- EPC
- Copies of commercial lease agreements
- Residential AST

Viewings

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



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The Property

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