

FREEHOLD FOR SALE OR TO LET OFFERS IN EXCESS OF £1,850,000 / RENT £140,000 PAX



HORNBROOK HOUSE, HIGH STREET, CHISLEHURST, KENT. BR7 5AB

[///firms.chip.rare](http://firms.chip.rare)

**SITE OF c.0.26 ACRES WITH EXISTING BUILDING 4,042 SQ.FT. APPROX.
FOR INVESTMENT, DEVELOPMENT OR OCCUPATION**

HORNBROOK HOUSE, HIGH STREET, CHISLEHURST, KENT. BR7 5AB

OFFERS IN EXCESS OF £1,850,000 / RENT £140,000 PAX

FOR SALE OR TO LET



FEATURES

- ✓ For Sale or To Let
- ✓ Level Site of 0.26 acres
- ✓ Low Site Coverage of just 27%
- ✓ Existing Buildings of 4,042 sq ft approx.
- ✓ Suitable for a Variety of Uses
- ✓ Development/Investment Opportunity
- ✓ Unrivalled, Town Centre Location

LOCATION

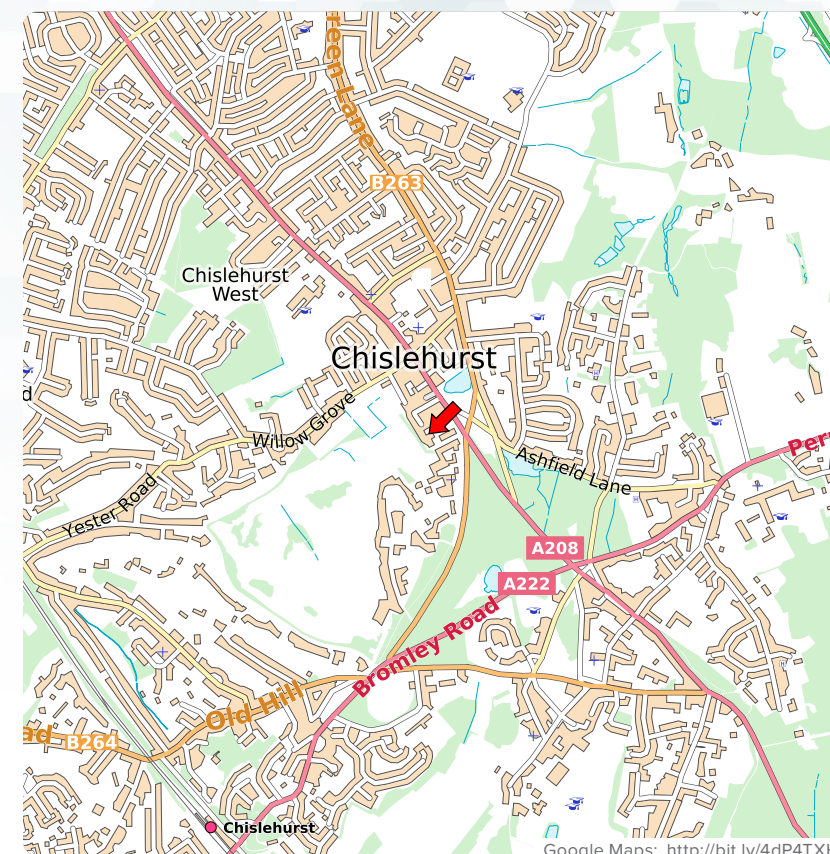
Chislehurst is a highly attractive and affluent town located within the London Borough of Bromley, approximately 10 miles south-east of central London.

Chislehurst and Elmstead Woods stations are both approximately one mile distant. The A20 Sidcup by-pass is approximately 1.5 miles to the east, giving main road access to central London and the M25.

SITUATION

The property is exceptionally well situated, in the heart of the town centre, immediately behind the Hornbrook public car park, opposite Chislehurst ponds and backing on to Chislehurst Golf Club.

Chislehurst High Street offers a good mix of national and independent retailers and restaurants.



Google Maps: <http://bit.ly/4dP4TXH>



HORNBROOK HOUSE, HIGH STREET, CHISLEHURST, KENT. BR7 5AB

OFFERS IN EXCESS OF £1,850,000 / RENT £140,000 PAX

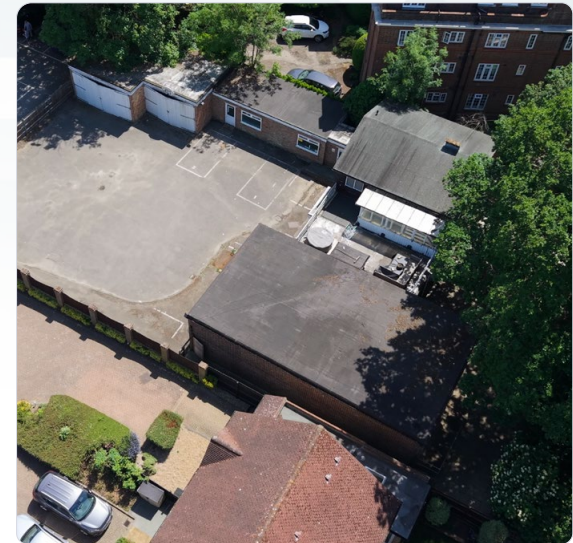
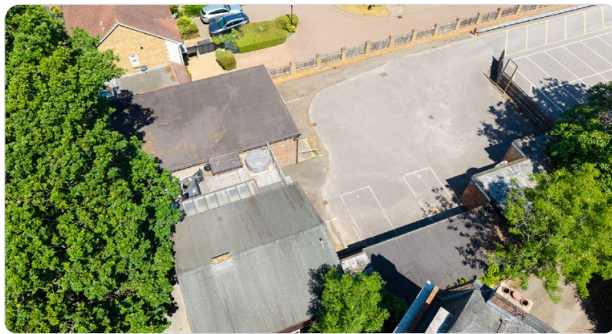
FOR SALE OR TO LET

DESCRIPTION

Comprises a level site of approx. 0.26 acres (0.105 hectares), with a mix of single and two-storey buildings and a large tarmacked yard/parking area. The site benefits from a highly valuable, deeded 15ft wide vehicular right of way granted 'for all purposes and at all times' directly through the adjoining Hornbrook car park, ensuring permanent, unrestricted 24/7 commercial and loading access from Chislehurst High Street.

PLANNING

The property is located within the London Borough of Bromley and sits within the Chislehurst Conservation Area. Planning enquiries should be directed to the London Borough of Bromley's Planning department on 020 8313 4956 or planning@bromley.gov.uk.



HORNBROOK HOUSE, HIGH STREET, CHISLEHURST, KENT. BR7 5AB

OFFERS IN EXCESS OF £1,850,000 / RENT £140,000 PAX

FOR SALE OR TO LET



AGENTS NOTE

While local council road markings on site outline a practical driving lane, the property holds a permanent, legally deeded 15ft wide right of way for all purposes under Title No. K54074, providing absolute legal protection for long-term access and vehicular transit.



ACCOMMODATION

with approx. floor and site areas:

The property is believed to have been built in the late 1950s/early 1960s and was, for many years, owned and run as a Red Cross training centre. It is arranged over ground and first floor and provides a mix of open plan and smaller areas, a kitchen, cloakrooms/WCs, and two double garages. Served via a permanent, 15ft wide legal right of way suitable for all commercial vehicle types, the property features an exceptional surface car park with private parking for twenty plus vehicles.

The property sits on a site of approx. 0.26 acres and it is considered that there is scope for extension or redevelopment subject to obtaining the necessary consents.

Floor	Use	sq ft	Sq m
Ground Floor	Offices and Kitchen	2,281	211.9
	Garages	797	74
First Floor *	Offices/flat	964 sq	89.6
Total		4,042	375.5

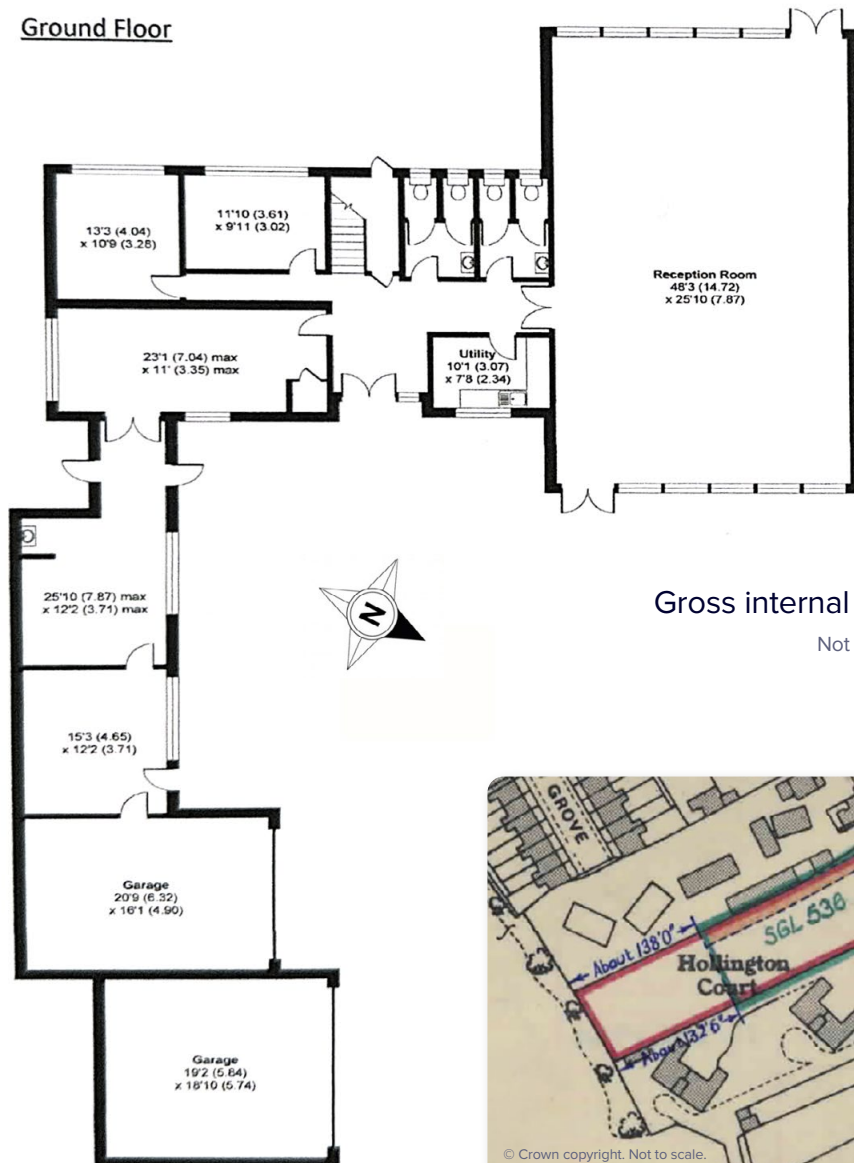
Site Area: 0.26 acres (0.105 hectares) * Not inspected. Area taken from historic records

HORNBROOK HOUSE, HIGH STREET, CHISLEHURST, KENT. BR7 5AB

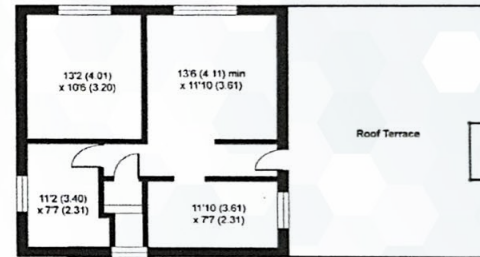
OFFERS IN EXCESS OF £1,850,000 / RENT £140,000 PAX

FOR SALE OR TO LET

Ground Floor

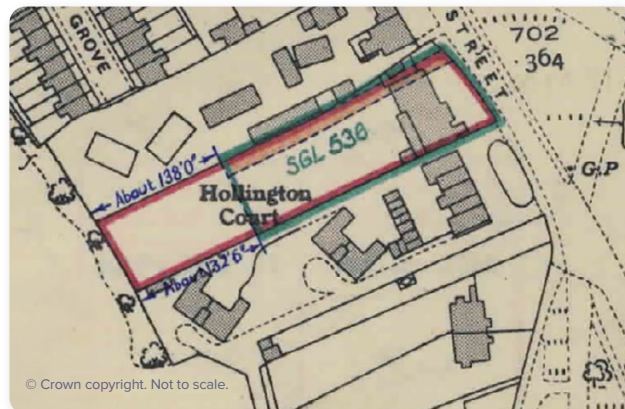


First Floor



Gross internal floor area c.4,042 sq.ft. (375.5 sq.m.)

Not to scale: for information purposes only



Official H.M. Land Registry Plan highlighting the 15-foot wide commercial access strip (tinted brown) serving the site directly from the High Street.



ANTI MONEY LAUNDERING

To comply with the Money Laundering Regulations 2017, it is legally required to verify the identity of all tenants. We will require photographic identification and proof of address for all individuals involved.

TERMS

For Sale or To Let.
Offers in excess of £1,850,000.
Rent £140,000 per annum exclusive.

LEGAL COSTS

Each party to bear their own costs.

EPC

Band D

VAT

We understand that the property has not been elected for VAT purposes.

VIEWING

By prior appointment with the sole agents:
Salisbury & Co. 01732 463 205

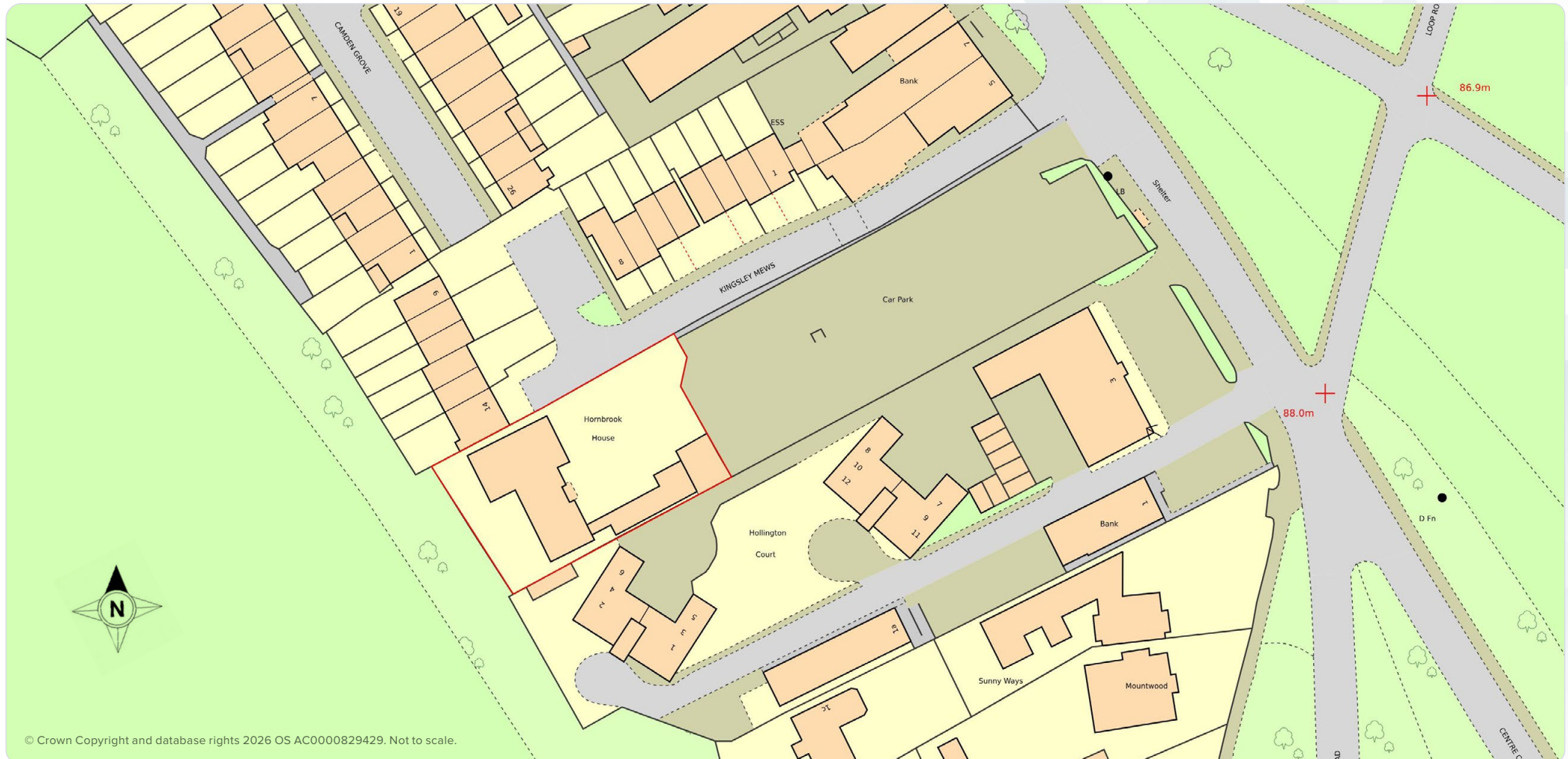
Email Neil Salisbury: neil@salisburyand.co

Lime Tree Work Shop, 11 Lime Tree Walk,
Sevenoaks, Kent TN13 1YH

HORNBROOK HOUSE, HIGH STREET, CHISLEHURST, KENT. BR7 5AB

OFFERS IN EXCESS OF £1,850,000 / RENT £140,000 PAX

FOR SALE OR TO LET



IMPORTANT NOTICE The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Salisbury & Co. Ltd nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Salisbury & Co. is the trading name of Salisbury & Co. Ltd. Registered in England Company No. 05291959.

Registered Office: 2 Lakeview Stables, Lower St Clare, Kemsing, Sevenoaks, TN15 6NL

