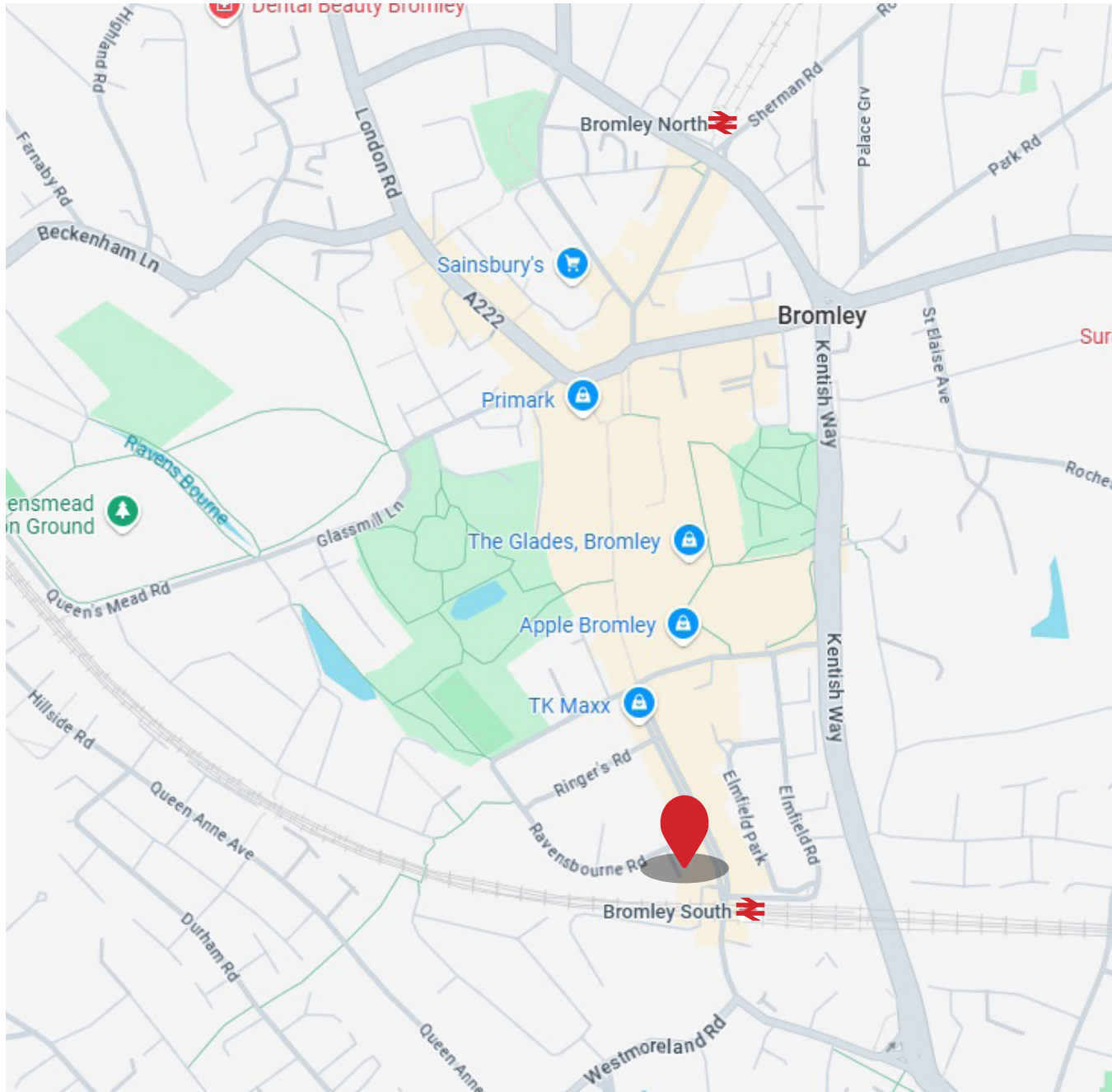




40-42 High Street, Bromley, Kent BR1 1TS

Part let, part vacant mixed use building



- Mixed-use freehold for sale
- Currently let producing £78,063
- Rent at 42 High Street rising to £40,000pa by 04.26
- ERV £95,563pa (second floor currently vacant)
- Development potential (STPP)
- Prominent location on the high street
- Guide price £1,200,000 F/H

Description

The subject property is a part-let, part-vacant mixed-use building, measuring 3088sqft in total. The ground floor unit at no.40 is occupied by an independent nail bar who are currently paying £23,763 and have a lease until April 2026. The corner unit at no.42 is occupied by Wilkinsons opticians on the ground and first floor who have a lease until 2029. The current rent is £37,500pa which rises to £40,000 from 04.26-04.29 when the lease expires. The second-floor office is currently vacant and was previous producing £15,000pa. On the third floor, there is a 2-bedroom flat which is let on an AST.

The property currently produces a total of £78,063 with an ERV of £95,563pa once fully let and the stepped rents have been actioned. There is potential for conversion of the second-floor office into residential accommodation (STPP).

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.

Lot	Address	Tenant	Size (sqft)	Lease expiry	Term	Rent (pa)
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	Previously producing £15,000
B	42 High Street, Bromley	William J Wilkinson Ltd T/A Wilkinson Opticians	1087	29th April 2029	5 years	Years 1 & 2 - £37,500 Years 3, 4 & 5 - £40,000
B	3rd Floor 42 High Street, Bromley	Chinyang Lee	678	24th Sept 2024	1 year AST	£16,800.00
Total						£78,063

Terms

Offers in excess of £1,200,000 are invited for the freehold interest with the benefit of the existing lease and income. We understand that VAT is not chargeable.

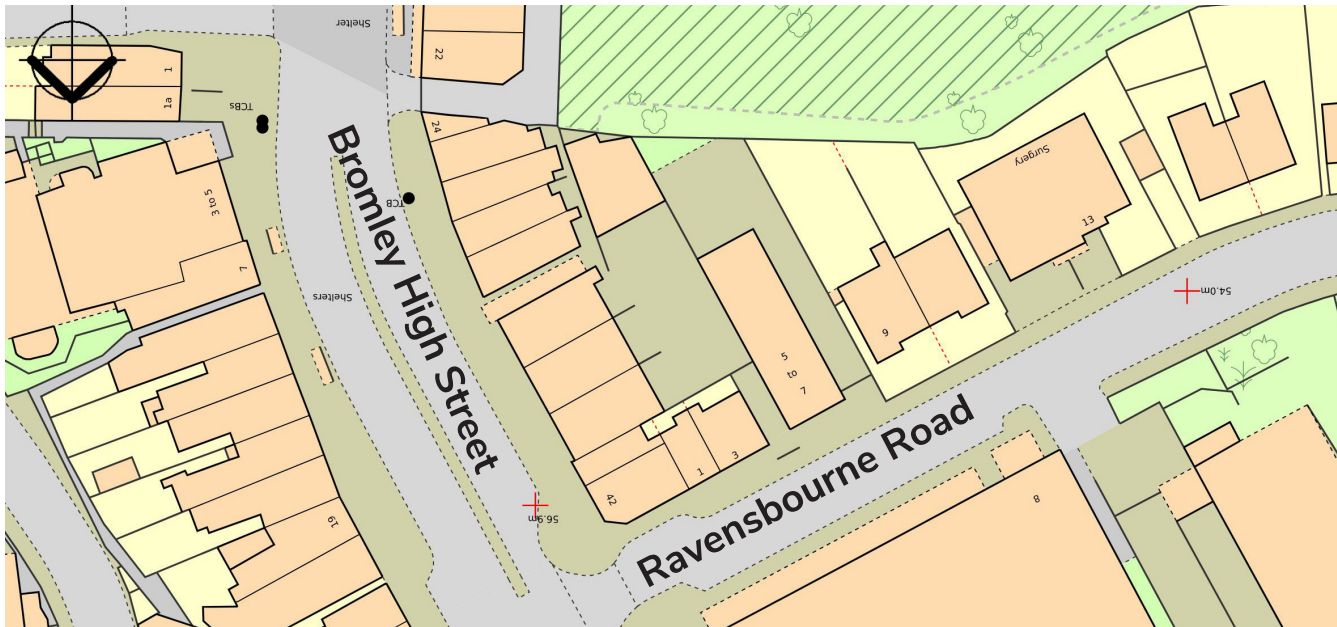
Further Information

Copies of the following documents are available upon request:

- EPCs
- Copies of the commercial lease agreements
- Residential AST

Viewings

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

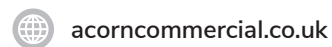
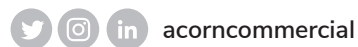


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