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property consultants

6-8 Elmfield Road | **Bromley** | BR1 1LP
LONG LEASEHOLD INVESTMENT FOR SALE

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- ground & first floors
- 232.25 m² (2,500 ft²) approx.
- let to creams cafe
- current income: £50,000 per annum
- price: £750,000 + vat
- long leasehold/virtual freehold (999 years)

DESCRIPTION

Mid terrace double fronted commercial premises arranged over the ground and first floors, with rear car parking for 2 vehicles. Currently trading as a desert parlour, with a ground floor customer seating, serving counter, preparation area and disabled WC. The first floor provides further customer seating, managers office, store room and additional WC's.

We understand that the premises has an 'E' Use Class, which allows for alternative planning uses without the need for a change of use.

LOCATION

Situated on Elmfield Road, between the High Street and Kentish Way (A21) in Bromley town centre, close to the main entrance into the Glades Shopping Centre and near Bromley Council offices.

Neighbouring occupiers include; Boots, Travelodge, Metro Bank, KFC, Nationwide, TK Maxx, Caffè Nero, Pret and Sports Direct, together with a good mix of other independent and local traders.

Bromley South mainline railway station is within walking distance, providing services to London Victoria, Blackfriars, Sevenoaks, Orpington, Ashford and Maidstone. There are also various buses serving the area located on Elmfield Road.

ACCOMMODATION

| | | | |
|--------------|-----------------------|-----------------------|--------|
| Ground floor | 120.31 m ² | 1,295 ft ² | |
| First floor | 111.94 m ² | 1,205 ft ² | |
| TOTAL | 232.25 m ² | 2,500 ft ² | N.I.A. |

TENURE

Long Leasehold/Virtual Freehold (999 years from August 2017) at a fixed ground rent of £300 per annum, with the benefit of a 15 year lease to Creams Cafe from August 2016 at a passing rent of £50,000 per annum, with 5 yearly rent reviews (2021 review not implemented) and break clause in August 2026.

FURTHER INFORMATION

Contact the Vendors sole selling agents: -

James Stefanopoulos or Ashley Brudenell



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