

BROMLEY

THE GREAT ELMS CLUB, BROMLEY COMMON
SOCIAL & ATHLETICS CLUB & INSTITUTE,
WELLINGTON ROAD AND REAR OF 33 GREAT
ELMS ROAD, BR2 9NF

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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DEVELOPER/BUILDING CONTRACTOR PARTNER REQUIRED RESIDENTIAL DEVELOPMENT OPPORTUNITY

Location

Situated to the rear of the existing club premises and close to Homesdale Road to the South of Bromley town centre. Access to the proposed housing site and new club premises is via Wellington Road. Vehicle access to the rear of the development site is via Fielding Lane which is accessed from Great Elms Road to facilitate car parking or garaging.



Description & Accommodation


The existing Club premises, fronting Great Elms Road are to be retained. The rear buildings which comprise a range of poor quality single storey structures are, it is proposed, to be demolished and new single storey clubhouse and associated car parking constructed. The proposed building is to comprise approximately 2,150 sq ft (200m²) which is to be fully fitted including kitchen and ladies and gents cloakrooms/WCs incorporating disabled persons cloakroom facilities. It is proposed that the developer/contractor will, in return for the construction of the new Club House receive a development site accessed from Wellington Road with rear vehicle access via Fielding Lane accessed from Great Elms Road. Our clients envisage that the available development site could support 2/3 houses with private gardens etc, all subject to the grant of Planning Permission.

The Proposed Clubhouse: This will provide a meeting room, office, store, bar and seating/lounge area plus kitchen and cloakroom/WCs. The building, which it is envisaged will be single storey with a low pitch roof can be detached or linked to the existing club building at 33 Great Elms Road.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Terms/Price	Commercial Energy Performance Certificate	
<p>The agreement/sale is to be on the basis of a subject to planning permission arrangement. The developer/contractor is to provide a temporary clubhouse within the existing buildings on site while the construction of the new Club House is undertaken. The developer/contractor is also to be responsible for the cost of the removal of existing asbestos materials (see notes below).</p> <p>Price: Offers are invited for the construction of the new clubhouse plus a capital payment including the vendor's legal and agent's fees which are estimated at £10,000 plus VAT.</p>	<p>The existing property is to be demolished.</p>	
VAT	<th data-bbox="667 1102 1524 1197">Viewings</th>	Viewings
<p>We have been advised by our clients that the existing property is not elected for VAT under current legislation.</p>		<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="1003 1304 1289 1507" style="text-align: center;">  <p>www.linays.co.uk</p> <p>01689 875 511</p> </div> <p>Contact: Adrian Tutchings</p> <p>Email: commercialproperty@linays.co.uk</p>
Notes		
<p>We are advised by our clients that a quotation has been received for the costs relating to the removal/treatment of existing asbestos materials etc within the Club House premises. Costs are estimated as at December 2014 £20,000 plus VAT.</p>		

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