

CATFORD, LONDON

103 BROMLEY ROAD

SE6 2UF

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**FORMER DANCE SCHOOL – DEVELOPMENT OPPORTUNITY
APPROX 2,800 SQ FT (260.12m²) (SUBJECT TO PLANNING PERMISSION)
FREEHOLD FOR SALE**

Location

Situated in a prominent position and in close proximity to both Catford and Catford Bridge Railway Stations and only a short distance from the established retail and catering establishments located within Rushey Green and central Catford.



Description

Comprises a substantial period property formerly used as a dance school which it is considered, subject to Planning Permission could be adapted to provide a substantial five bedroomed house. The property is in need of modernization and decoration but has retained a number of period features including high ceilings and sash windows. The property has the benefit of gas central. To the rear there is a private garden and to the front a paved parking area. Our clients will consider alternative uses on a subject to contract & planning basis.

Accommodation

(with approximate dimensions and floor areas)

The ground floor consists of two large rooms, a kitchen and WC. The first floor consists of five rooms and a bathroom. There is a loft at second floor level.

Total floor area approx.: **2,800 sq ft** **260.12 m²**

Price

Guide Price: £950,000.

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

Ref: 4885

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are to be assessed. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount.

Notes

We understand that the property was most recently used as a dance school. Alternative uses would need the appropriate Planning Permission. Please contact Lewisham Borough Council for further information.

Commercial Energy Performance Certificate

Energy Performance Certificate

103, Bromley Road, LONDON, SE8 3JF
 Dwelling type: End-terrace house
 Date of assessment: 19 March 2018
 Date of certificate: 19 March 2018
 Reference number: 9618-3022-7237-6768-7974
 Type of assessment: RESAP existing dwelling
 Total floor area: 251 m²

Use this document to:
 • Compare current ratings of properties to see which properties are the most energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **€ 6,102**
Over 3 years you could save **€ 3,387**

Estimated energy costs of this home

Lighting	Current costs	Potential costs	Potential future savings
Lighting	€ 201 over 3 years	€ 201 over 3 years	
Heating	€ 5,328 over 3 years	€ 2,628 over 3 years	You could save € 3,387 over 3 years
Hot Water	€ 480 over 3 years	€ 381 over 3 years	
Totals	€ 6,102	€ 2,710	

These figures show how much the average household would spend in this property for heating, lighting and hot water and not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Rating after improvement
1 Increase loft insulation to 270 mm	€ 100 - € 350	€ 407	1 (30.0)
2 Internal or external wall insulation	€ 4,000 - € 14,000	€ 488	2 (33.3)
3 Floor insulation (solid floor)	€ 4,000 - € 8,000	€ 84	2 (33.3)
Heating controls (programmer and TRVs)	€ 350 - € 450	€ 64	2 (33.3)
Heating boiler with new condensing boiler	€ 2,300 - € 3,000	€ 198	2 (33.3)
Solar photovoltaic panels, 2.5 kWp	€ 5,000 - € 8,000	€ 284	2 (33.3)

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other measures on this page visit www.gov.uk or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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 19 March 2018 BRN: 9618-3022-7237-6768-7974 **Energy Performance Certificate**

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative. That is, they assume the improvements will be made in the order that they appear in the table. Further information about the recommended measures and other spare actions you could take may be found in the guidance document. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord if you are a tenant or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Increase loft insulation to 270 mm	€ 100 - € 350	€ 407	1 (30.0)
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Alternative measures

There are alternative measures below which you could also consider for your home.

- More CHP

Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to save for a typical household.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on 0800 512 1234 for England and Wales.

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About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by ECOM Ltd. You can obtain contact details of the Accreditation Scheme at www.ecom.co.uk.

A copy of this certificate has been lodged in a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function of www.epc.opendata.gov.uk. The certificate includes the building address and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.epc.opendata.gov.uk.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and at applicable laws and regulations relating to the processing of personal data and privacy. For further information about the data and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epc.opendata.gov.uk.

Assessor's accreditation number: ECOM30177
 Assessor's name: Alan Beep
 Phone number: 0456543 123
 Email address: alanbeep@epcregisters.com
 Related party disclosure: No related party

There is more information in the guidance document Energy Performance Certificate for the marketing, sale and let of premises available on the Government website at www.gov.uk/government/uploads/system/uploads/attachment_data/file/201000/epc-marketing-sale-and-let-of-premises.pdf, which sets out how to identify the accreditation of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 4 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 10 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 6.8 tonnes per year. You could reduce emissions even more by switching to renewable energy providers.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

Current rating: **1 (30.0)**

Potential rating: **2 (33.3)**

Higher CO₂ emissions Lower CO₂ emissions

Viewings

Available by prior appointment via Linays Commercial Limited.

26A STATION SQUARE
 PETTS WOOD, ORPINGTON,
 KENT, BR5 1NA
 Fax: 01689 831416

01689 875 511

Contact: Adrian Tutchings
 Mandeep Cheema

Email: commercialproperty@linays.co.uk
mc@linays.co.uk

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