

CATFORD

234/236 BROWNHILL ROAD

SE6 1AU

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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FREEHOLD FOR SALE – TWO ADJOINING MIXED USE PROPERTIES

Location

Situated on the southern side of Brownhill Road (A205/South Circular), less than 1 mile from Catford Town Centre area. Catford, Catford Bridge and Hither Green Railway Stations with frequent services to Central London are also approx. 1 mile away. The properties are located in a principally residential area forming part of an established parade of retail and residential buildings.



Description

Two adjoining period style buildings arranged on basement, ground, first and second floor level. To the rear is a yard with garden area accessed via a shared roadway from Brownhill Road. The buildings comprise of two commercial units both of which are currently let, a one bedroom flat to the rear and two self contained maisonettes at first and second floor level.

Our clients consider that the properties offer development potential to provide additional residential, all subject to the grant of planning permission.

Accommodation

(with approximate dimensions and net internal floor areas)

234 Brownhill Road:

Ground floor commercial unit with rear cloakroom/WC currently trading as a barbers.

Floor Area Approx: 400 sq ft 37.16 sq m

236 Brownhill Road:

Basement (not inspected), ground floor commercial unit currently trading a vehicle electrics centre.

Floor area approx.: 620 sq ft 57.59 sq m

Upper Parts:

234A Brownhill Road:

Floor Area Approx: 1345 sq ft 125sq m

236A Brownhill Road:

Floor Area Approx: 1345 sq ft 125 sq m

To the rear of 234 Brownhill Road: self-contained 1-bed flat (not inspected).

To the rear of 234 Brownhill Road: yard and open work area

To the rear of 236 Brownhill Road: garden/yard area

Tenancies/ Price

Offers in excess of £1,600,000 (One Million Six Hundred Thousand Pounds), exclusive, subject to the following tenancies:

234 Brownhill Road (Commercial): let upon annual lease agreement at a current rental of £11,000 per annum exclusive.

236 Brownhill Road (Commercial): can be offered with vacant possession or a one year lease at terms to be agreed.

234A & 236A Brownhill Road (Flats): Vacant possession.

Rear of 234 Brownhill Road (Flat): Let upon an Assured Shorthold Tenancy at £1,000pcm

Yard/Garden areas offered with vacant possession.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises (2024/25 assessment) are:

234 Brownhill Road: £4,940.10

236 Brownhill Road: £5,114.75

Council Tax:

234a Brownhill Road: Band C

236 Brownhill Road: Band C

r/o 234 Brownhill Road: Band B

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Energy Performance Certificate

234 Brownhill Road: Grade: C Expiry: 15/01/35
Certificate No: 0459-2281-9979-8575-2101

234 Brownhill Road: Grade: C Expiry: 15/01/35
Certificate No: 1009-0961-1135-9261-3099

(Flat) 234 Brownhill Road: Grade: D Expiry 13/01/35
Certificate No: 0997-0207-3605-7476-0710

Flat) 236 Brownhill Road: Grade: E Expiry: 13/01/35
Certificate No: 2130-1799-9050-5101-4291

(Flat) R/O 234 Brownhill Road: Grade: D Expiry: 12/09/26
Certificate No: 0079-2800-6210-9596-9411

Viewings

Available by prior appointment via Sole Agents:

Contact:

Adrian Tutchings commercialproperty@linays.co.uk

Legal Costs/VAT

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

We have been advised by our clients that they have not elected to charge VAT and thus under current legislation VAT will **not** be payable on the sale price.