

REF: 1627



# 89 BROMLEY ROAD LONDON | SE6 2UF

FOR SALE OR TO BE LET | BERNARD GORDON & CO



Bernard  
Gordon &  
Company

☎ 020 8099 3119

✉ [sales@bernardgordon.co.uk](mailto:sales@bernardgordon.co.uk)



## OVERVIEW

D1 (E) former day nursery, planned on ground and first floors, situated in between Catford and Bellingham in South East London.

Gross internal floor area approx. 2,761 sq. ft. (256 m<sup>2</sup>).

Ideal for a number of D1 (E) uses including, day nurseries, education, medical, health, creche etc.

Front forecourt available for parking & a large garden at the rear.

Offers for the freehold interest are invited in the region of £925,000, or new FR&I lease available with terms to be agreed, rent upon application, subject to contract upon application.



CONTACT THE TEAM ON:

 020 8099 3119

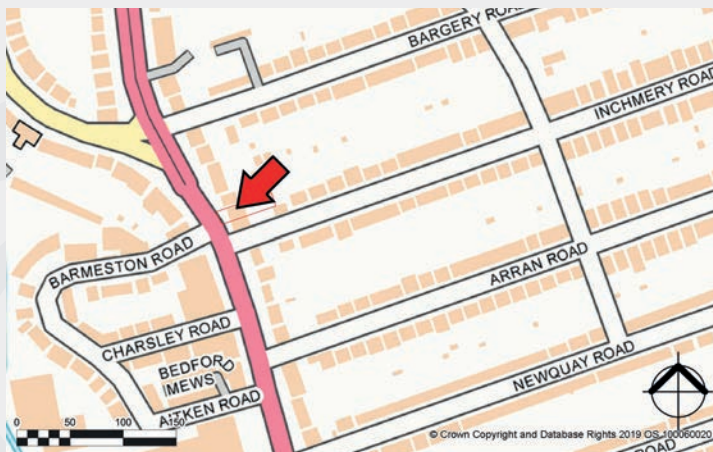
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## LOCATION

Located in between Catford and Bellingham within South East London. The property is situated fronting Bromley Road close to its junction with Barmeston Road and Inchmery Road (A21) directly opposite the Royal Mail delivery office.

Catford Railway Station is approximately a 4-minute walk with access to the Thameslink with direct services into Central London. Catford Bridge Railway station and Bellingham Station are also within close proximity to the property. There are numerous bus services readily available, and shops, café's, restaurants, and other amenities (including, Costa Coffee, Nando's, Lidl, Tesco's etc.) available on Catford Broadway, accessed within a short walk along Bromley Road.



## THE PROPERTY

The property is a large, two storey, converted detached house, with two entrances at the front of the property, one via the main house and one via an 'L shape' extension wrapping around the side of the house. It benefits from forecourt parking for approx. 3-4 vehicles with easy drop off/pick up access on the paved forecourt. Further parking is available on the side roads.

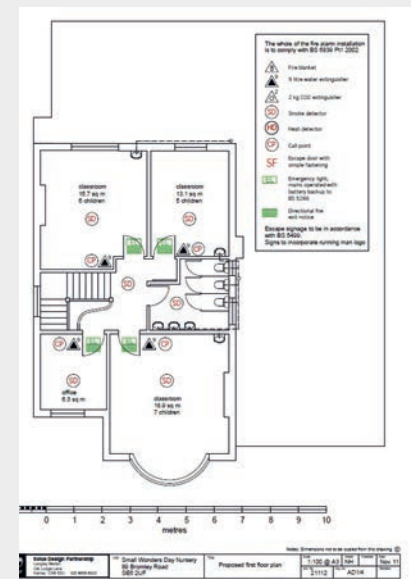
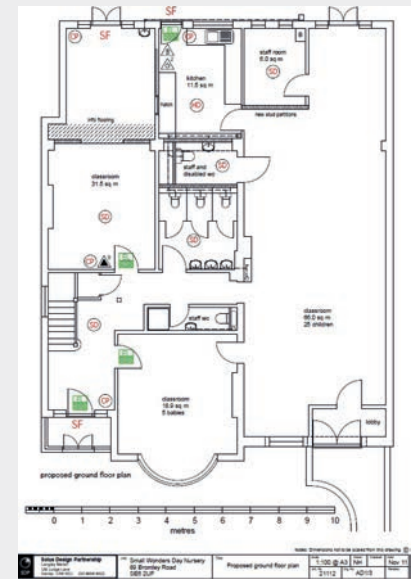
There is a large garden to the rear currently used as a children's play area. The property is currently being used as a children's day nursery and has been left in excellent condition, to be sold/let as is (subject to a premium for fixtures, fittings and furnishings on a rental basis).

The accommodation comprises:

- 6 x classrooms
- Reception
- Storage rooms
- W.C.
- Kitchen
- Staff room

## FLOOR AREAS

We are advised the total gross internal floor area approx. 2,761 sq. ft. (256.49 m2)



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## 🎯 PLANNING

We have been advised that the premises has D1 (E) use as it is currently being used as a day nursery. The property would be ideal for many D1 (E) uses, including education, day nursery, tuition, medical, dental, health, creche etc.

NOTE: As from 1st September 2020 the use class order has been re-defined and this property has now fall into category E.

## 🎯 EPC

In hand

## 🎯 VAT

I am advised the property is NOT elected for VAT purposes.

## 🎯 RENT

New FR&I lease for a term to be agreed, rent upon application, subject to contract.

## 🎯 PRICE

Offers for the freehold interest are invited in the region of £925,000 subject to contract.

## 🎯 COSTS

Each party to be responsible for their own legal and professional costs.

## 🎯 HOLDING DEPOSIT

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5000. This deposit is not refundable except if the vendor/landlord withdraws, clear title cannot be proved, or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



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## VIEWING STRICTLY BY APPOINTMENT ONLY

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### CONTACT:

**Bernard Gordon / Ben Wallis**

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## 🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.



FOR MORE INFORMATION CONTACT:

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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

### MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract;(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations;(3) no representation or warranty is made whatever in relation to the property;(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them;(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.