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**GILDERSLEVE
& PAYNE**

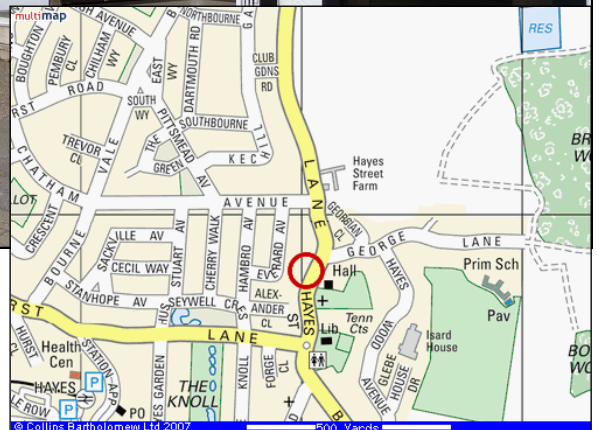
Commercial Property Consultants

www.gpccommercial.co.uk

GARAGE DOOR BUSINESS & FREEHOLD PROPERTY FOR SALE



30 Hayes Street,
Bromley, Kent, BR2 7LD



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CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited,

30 Hayes Street, Bromley, Kent, BR2 7LD

Location

The property is situated in Hayes Street which connects with Hayes Lane (B265) close to the junction with Pickhurst Lane (B251) on a well established local retail parade.

Bromley is situated approximately 1.75 miles to the north and Hayes Mainline Railway Station is a short walk from the property.

Description/Accommodation

The property forms parts of a well established local retail parade arranged over ground and upper floors. The ground floor comprises a retail unit with the benefit of rear vehicular access. There are two storage facilities to the rear and two car parking spaces.

Above the ground floor is a two bedroom flat which is in the process of being sold on a long leasehold basis.

The approximate net internal floor areas are as follows:

<u>Ground Floor</u>		
Retail	56.39 sq m	(607 sq ft)
Storage	1.67 sq m	(18 sq ft)
<u>Total</u>	<u>58.06 sq m</u>	<u>(625 sq ft)</u>
Rear Stores	42.92 Sq m	(462 sq ft)

The Business

Hayes Door Centre is a successful and long established business that has been operating for approximately 27 years and is available due to the retirement of the current owners.

The turnover in 2009/10 was approximately £400,000. The last three years financial accounts are available upon request.

Terms

The freehold interest together with the business is available for sale in the sum of £375,000, plus VAT (if applicable), subject to contract

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.leaseingbusinesspremises.co.uk

Viewing

Strictly by appointment with Agents
Gildersleve & Payne
Nick Payne MRCIS
Or Jane Pearce BA Hons
Tel: 01883 723888
Email info@gpcommercial.co.uk



Energy Performance Certificate

Awaiting Energy Performance Certificate

Business Rates

The Rateable Value is £7,400 and the UBR for 2011/12 is 42.6p in the £.