



VANDERWALD

FOR SALE

Basement at  
27 London Road  
Bromley BR1 1DG



Vanderwald Estates Ltd  
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### **Description:**

We are happy to bring to market this fantastic opportunity to purchase a large basement at an excellent location. The basement is situated in a recently renovated building, with access from the front and rear of the property.

The basement has very high ceilings, full height is 2.55m, and spans approximately 210 sqm / 2,260 sqft. The space would lend itself well to several uses, such as a gym space, offices, leisure and entertainment or other uses subject to planning class. Currently it is classed as sue generis.

A scheme as office space has been explored and can be viewed in the information pack.

### **Key Features:**

- **Tenure – New 999 year lease**
- **Premises totals 210 sqm / 2,260 sqft**
- **Vacant**
- **Price: £160,000 ex-vat**

### **Location:**

Bromley is a borough located in the southwest of London. It is a major retail and commercial centre, 6 miles south of Greenwich and Woolwich. London Road is a main throughfare with many local and national retailers. The building is situated in a prime location at the junction with Tweedy Road.

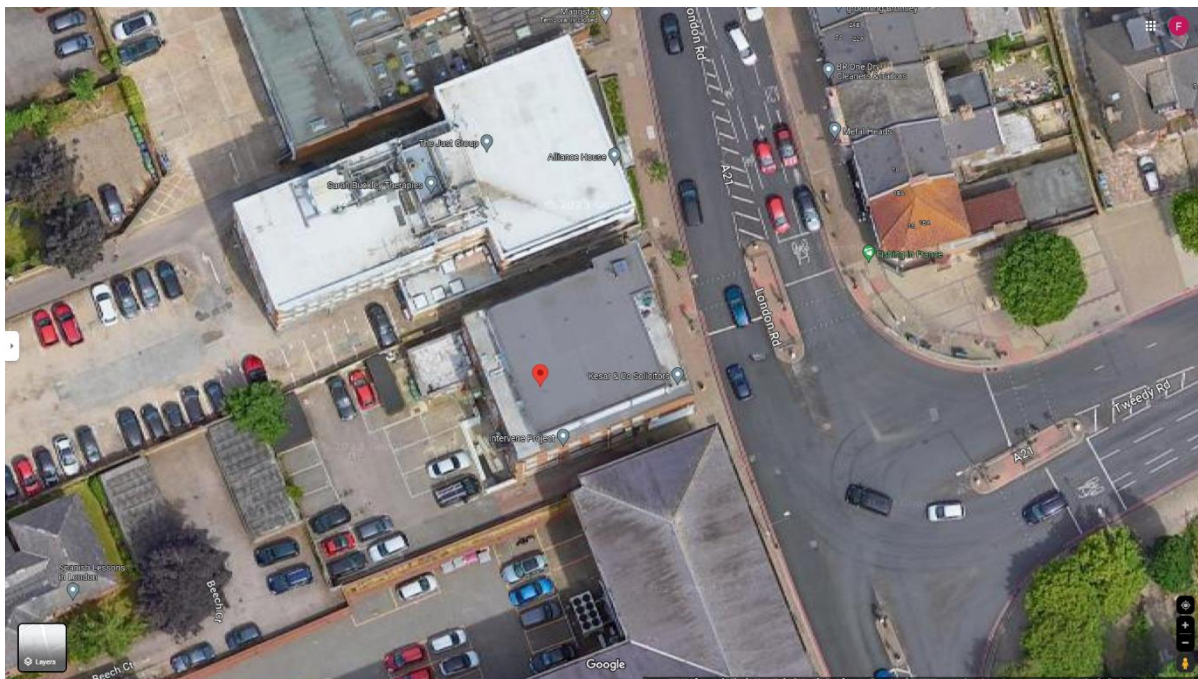
There is easy access to Thameslink and Southeastern trains at Bromley North and Shortlands stations.

Occupiers close by include Brewers, Thackray Williams LLP, Sainsburys and other local retailers, professional service providers and eateries.

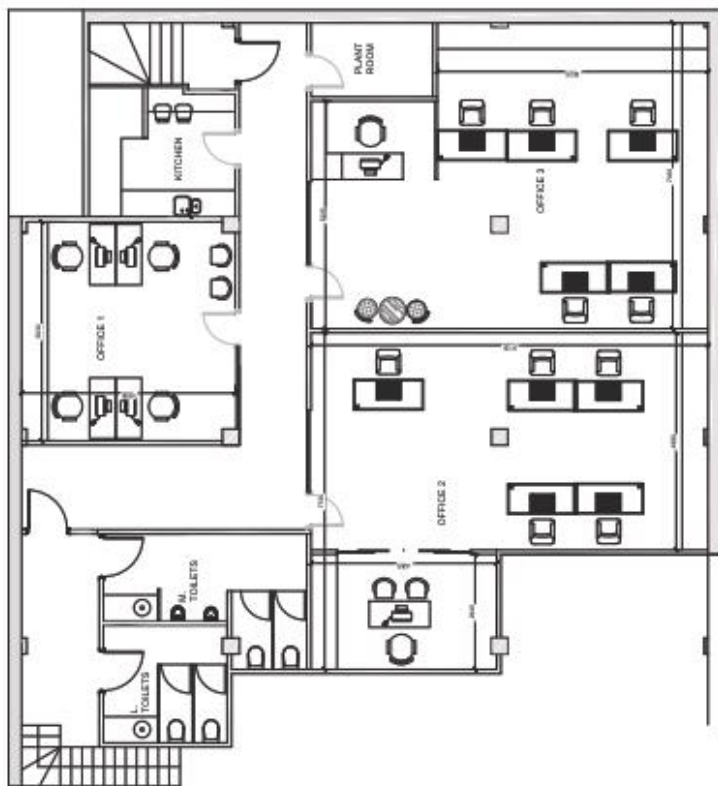
Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.



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Proposed Floor Plan



INTERIOR DESIGN CONCEPT



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<b>PRELIMINARY</b>		
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