

UPON THE INSTRUCTIONS OF



FREEHOLD FOR SALE SUBJECT TO LEASES

**RARE TOWN CENTRE FREEHOLD FOR SALE WITH POTENTIAL FOR FUTURE
ALTERNATIVE USES (STPP) – 10,825 SQ FT (1,005.7 SQ M)**

Beckenham Public Hall, 4 Bromley Road, Beckenham BR3 5JE

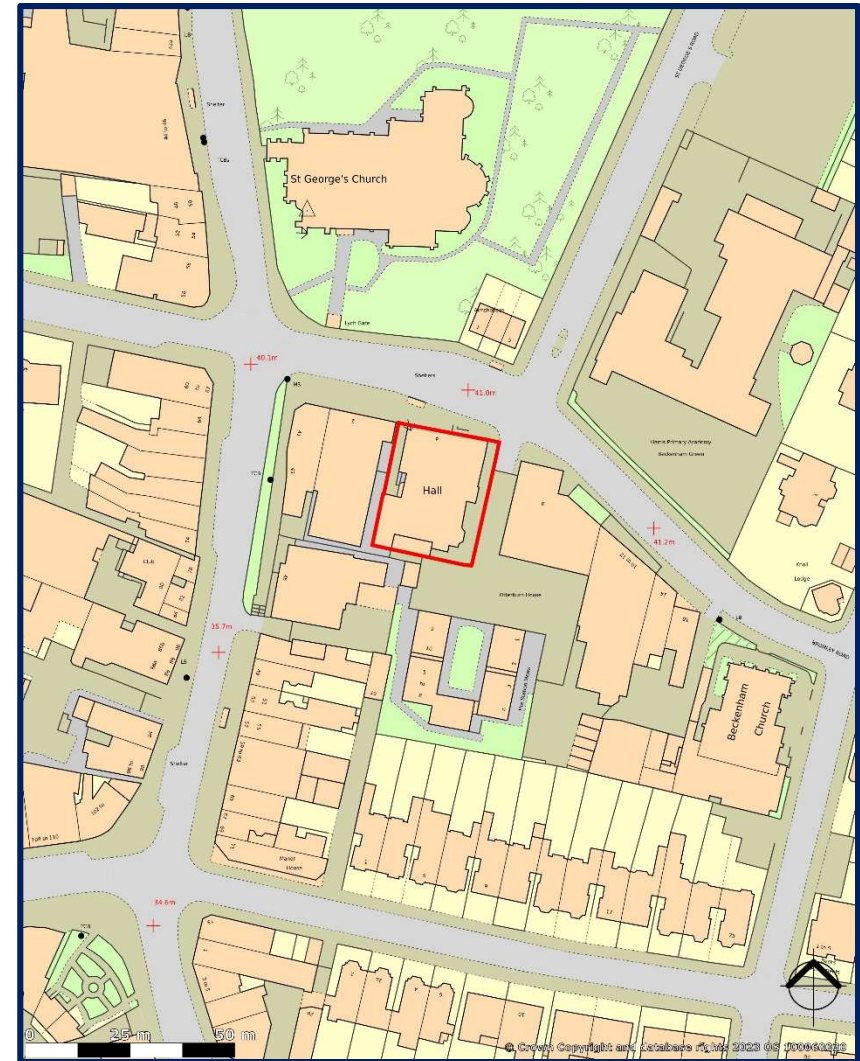
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EXECUTIVE SUMMARY

- A prominent, detached Grade II listed Victorian building, currently split into two separate demises, one of which to the rear of the ground floor is let for the purposes of a private members club, whilst the remainder is currently let to MyTime Active providing wellbeing and leisure services to the local community and hosting religious services at weekends.
- The property will be sold subject to the existing leases in respect of the two demises. MyTime Active is subject to a lease to expire on 31 March 2059 at a peppercorn rent, subject to a rolling Landlord's break clause operable upon service of 12 months written notice.
- The Club is subject to a letting for a term of 25 years from 25 December 1999 which is inside the Landlord & Tenant Act 1954 at a current passing rent of £12,350 per annum.
- Total accommodation of approximately 10,825 sq ft (1,005.7 sq m) GIA
- Sits on a relatively level and rectangular plot extending to approximately 0.08 hectares (0.19 acres).
- Good, central location within walking distance of town centre amenities as well as Beckenham Junction Railway Station.
- Unconditional offers are invited for the freehold interest
- For sale by informal tender. Price and further details on application.




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LOCATION

The property is situated within the town centre area of Beckenham which lies 10 miles south of Central London and 2 miles west of Bromley. The town offers a range of established shopping facilities and other amenities including popular restaurants and bars as well as Beckenham Junction Railway Station.

 Beckenham Junction Station is within short walking distance providing direct services to Bromley South (6 minutes), London Victoria (23 minutes) and London Bridge (36 minutes), as well as trams into East Croydon and Wimbledon.

 A bus stop is situated directly outside the site, providing routes towards Bromley, Croydon and Central London.

SITUATION

The property fronts the southern side of Bromley Road, just off Beckenham High Street. The surrounding area is of a mixed character incorporating some residential development of varying ages and types together with retail and commercial uses at the western end of Bromley Road and on Beckenham High Street.

Situated directly to the north of the property on the opposite side of Bromley Road is St George's Parish Church with the public open space of Beckenham Green beyond, whilst to the opposite side of St Georges Road is a primary school.

Generous public parking in the vicinity includes:

- St Georges Road Car Park (opposite): 138 spaces (free parking on Sundays)
- Village Way Multi-Storey Car Park (8 mins walk): 278 spaces
- Fairfield Road Car Park (5 mins walk): 94 spaces



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DESCRIPTION

- Beckenham Public Hall comprises a prominent, detached Grade II listed Victorian building which is arranged over basement, ground and first floors with sizeable loft space.
- Built in 1883 in the Arts and Craft style in yellow and red brick with corner turrets, the building is currently configured to provide two separate demises with part of the ground floor of the main building together with the first floor in its entirety and sections of the basement occupied by MyTime Active.
- To the rear of the ground floor and accessible via a side passage way adjacent to the western elevation is a small private members club and bar utilising part of the basement also.
- The space occupied by MyTime Active is currently configured to provide an entrance lobby, reception desk, central hallway, function room and ancillary accommodation including WCs to the ground floor, whilst the first floor provides a larger function room with stage and attached artists changing room, second function room with bar and kitchen adjacent and ancillary WC accommodation.
- Access to the second floor is via a winding staircase leading to two small rooms.
- Internal lift access is available between the ground and first floors.
- The function rooms are available for hire for activities such as public meetings and local exhibitions and events.
- The separate members club space is occupied by The Club which has been in existence since 1884. An entrance lobby leads through to a bar with games room adjacent (currently housing two full size snooker tables) with a further lounge and separate dining room served by an attendant kitchen. Within this demise is a section of the rear patio.



Main Hall



Small Hall

ACCOMMODATION SCHEDULE

MYTIME ACTIVE

DESC	NIA SQ M	GIA SQ FT
Ground	240.20	2,585
First	425.00	4,575
Basement	110.1*	1,185*
TOTAL	775.3	8,345

THE CLUB

DESC	NIA SQ M	GIA SQ FT
Ground	-	-
Lounge, bar & games room	181.44	1,953
Kitchen	10.22	110
Store	8.64	93
Basement stores	30.10	324
TOTAL	230.40	2,480

* Source: Non-domestic rating assessment



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LEASE TERMS

- The majority of the main frontage building is subject to a lease granted in favour of MyTime Active for a term to expire on 31 March 2059 which is contracted outside the Landlord & Tenant Act 1954, Part II. The rent is fixed at peppercorn and the lease is subject to a Landlord's rolling break clause operable on the service of 12 months prior written notice. Repairing obligations are defined within the lease and a schedule of the obligations is available within the data room.
- A Physical Condition Survey was undertaken in February 2020 and is available in the data room
- The Club is subject to a lease granted for a term of 25 years from 25 December 1999 which is inside the Landlord & Tenant Act 1954 at a current passing rent is £12,350 per annum. The lease is on internal repairing and insuring terms.

PLANNING

- The property lies within the administrative area of the London Borough of Bromley.
- Beckenham Public Hall is Grade II Listed and falls within the Beckenham Town Centre Conservation Area.
- Interested parties must make their own enquiries with regard to proposed uses.



Function Room (Ground Floor)



Kitchen



Private Members Club



Games Room



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GUIDE PRICE

Price upon application.

OFFERS

Unconditional offers only are being invited for the freehold interest subject to the occupational leases.

Enquiries and offers are welcomed from community groups & initiatives and all other interested parties..

Offers should be in writing and include the following information:

- Identity of the proposed purchaser
- Purchase price
- Purchaser background and track record. Proof of funds will be requested if your offer is further considered
- Proposed timescale for exchange and completion of sale
- Solicitor details
- Any surveys that are required

No offer is to be calculable by reference to any other offer.

An informal tender deadline date is to be confirmed.

TITLE

The property is held freehold under title number SGL707139. The property will be sold subject to the occupational leases in respect of MyTime Active and 'The Club'.

RATEABLE VALUE

The space occupied by MyTime Active has a rateable value of £17,000 whilst The Club has a rateable value of £9,100 (April 2023).

LEGAL COSTS

Each party is to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available.

AML

Upon agreement of Heads of Terms, a mandatory Purchaser Know Your Customer documentation request will be made.

VIEWINGS

Viewings must be arranged prior with the sole agent, SHW. Contact details below.

VAT

The property is not elected for VAT.

DATA ROOM

For further information and access to our data room please follow the below link:

<https://shwcrm.agencypilot.com/PropertyView/Account/Login/25276/Beckenham-Public-Hall-4-Bromley-Road-Beckenham-Kent-BR3-5JE>

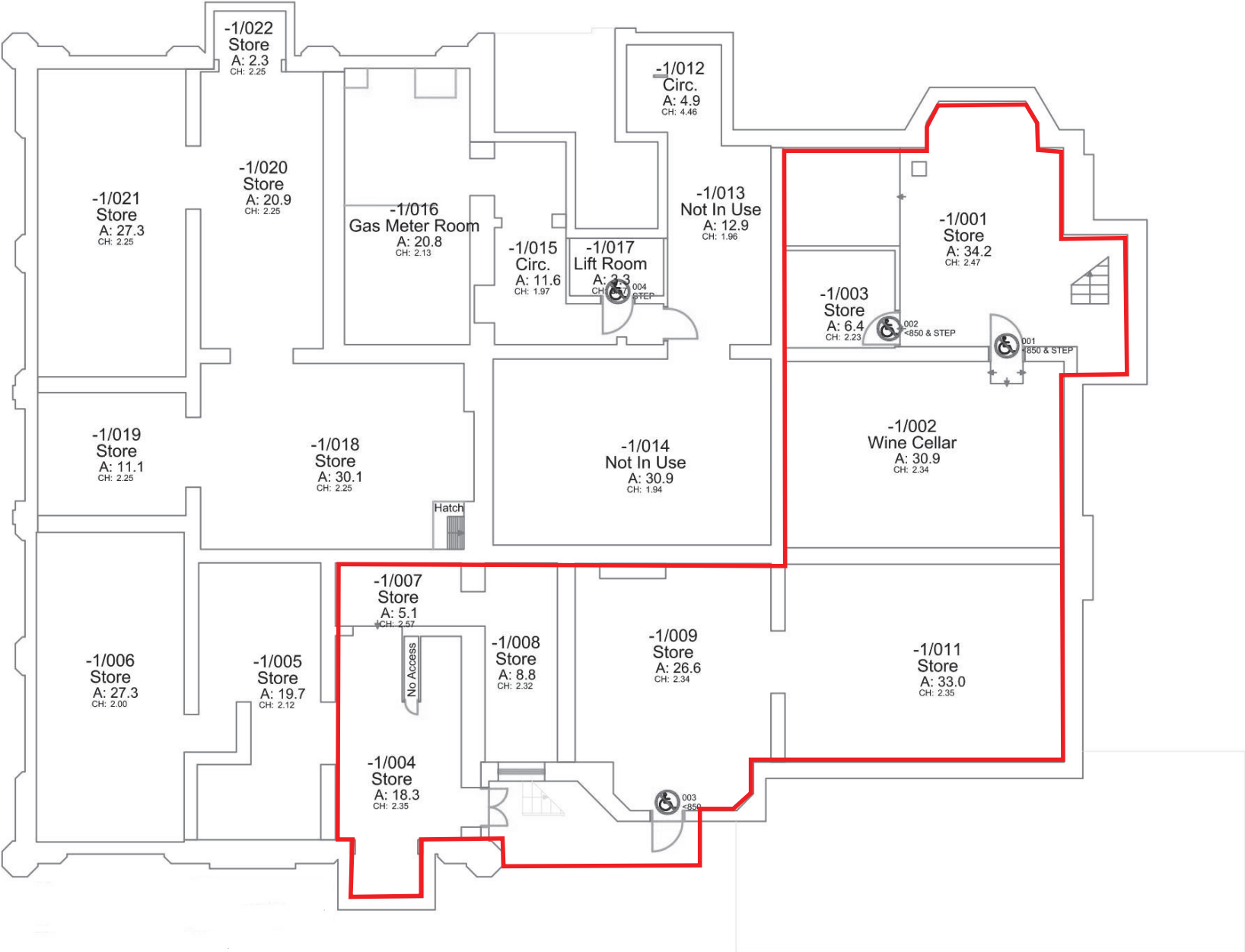
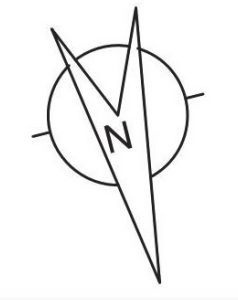


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The Club, Beckenham Halls, 4 Bromley Road, Beckenham Basement Plan

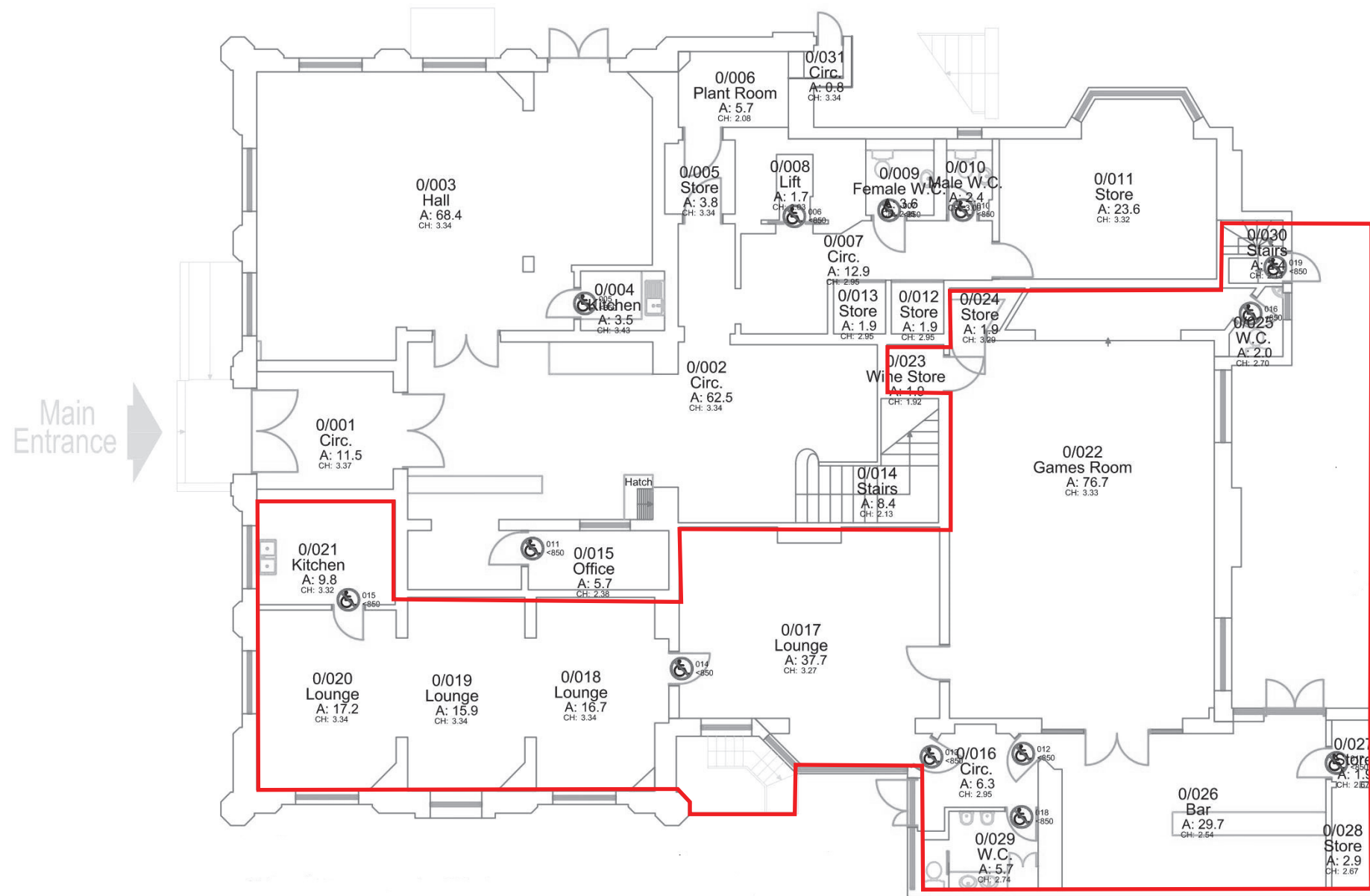
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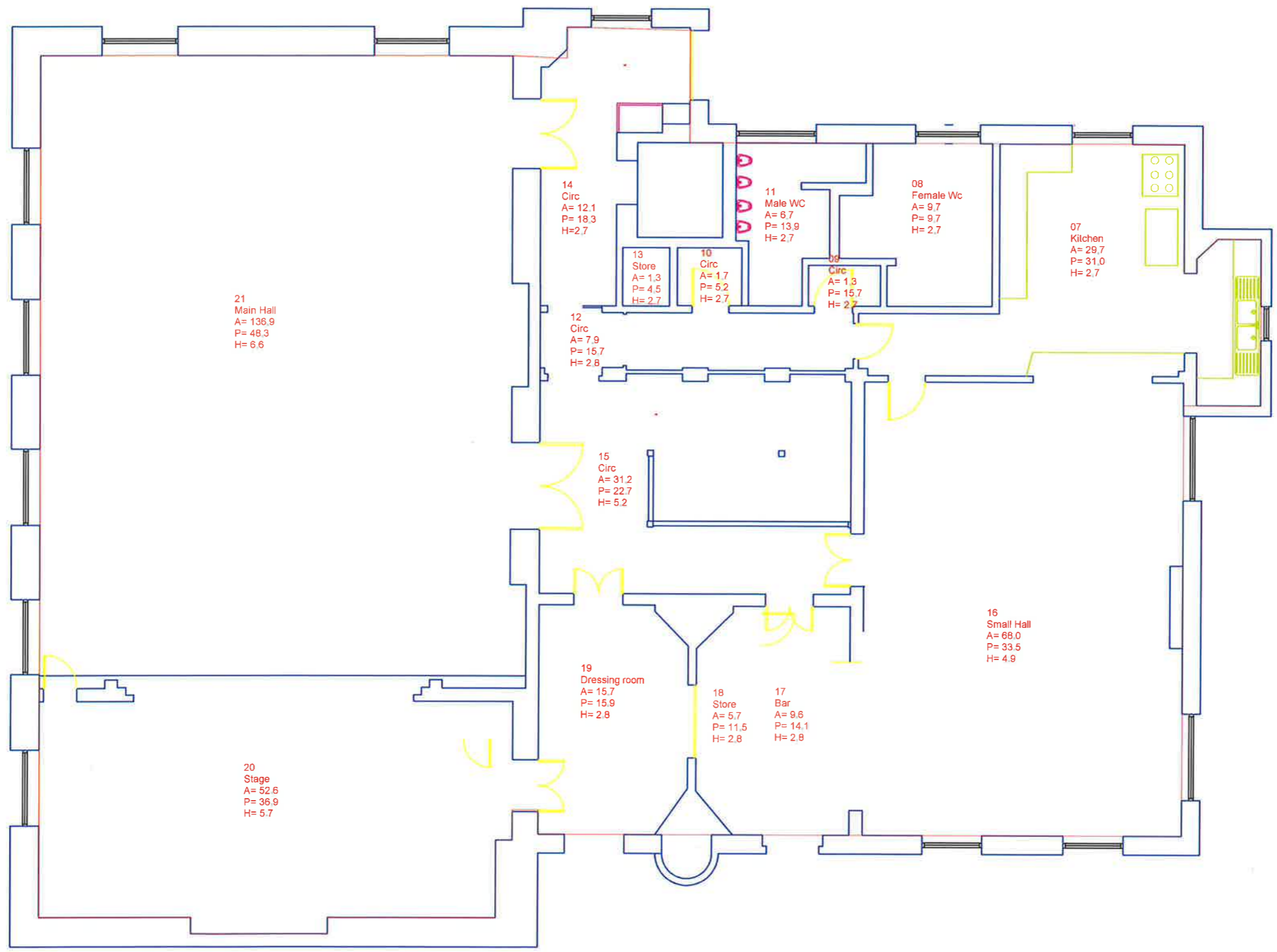
 Approximate extent of demise

The Club, Beckenham Halls, 4 Bromley Road, Beckenham Ground Floor Plan

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 Approximate extent of demise



Gross Internal Floor Area = 892.2
(All Floors included)



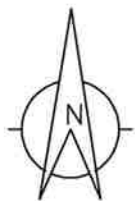
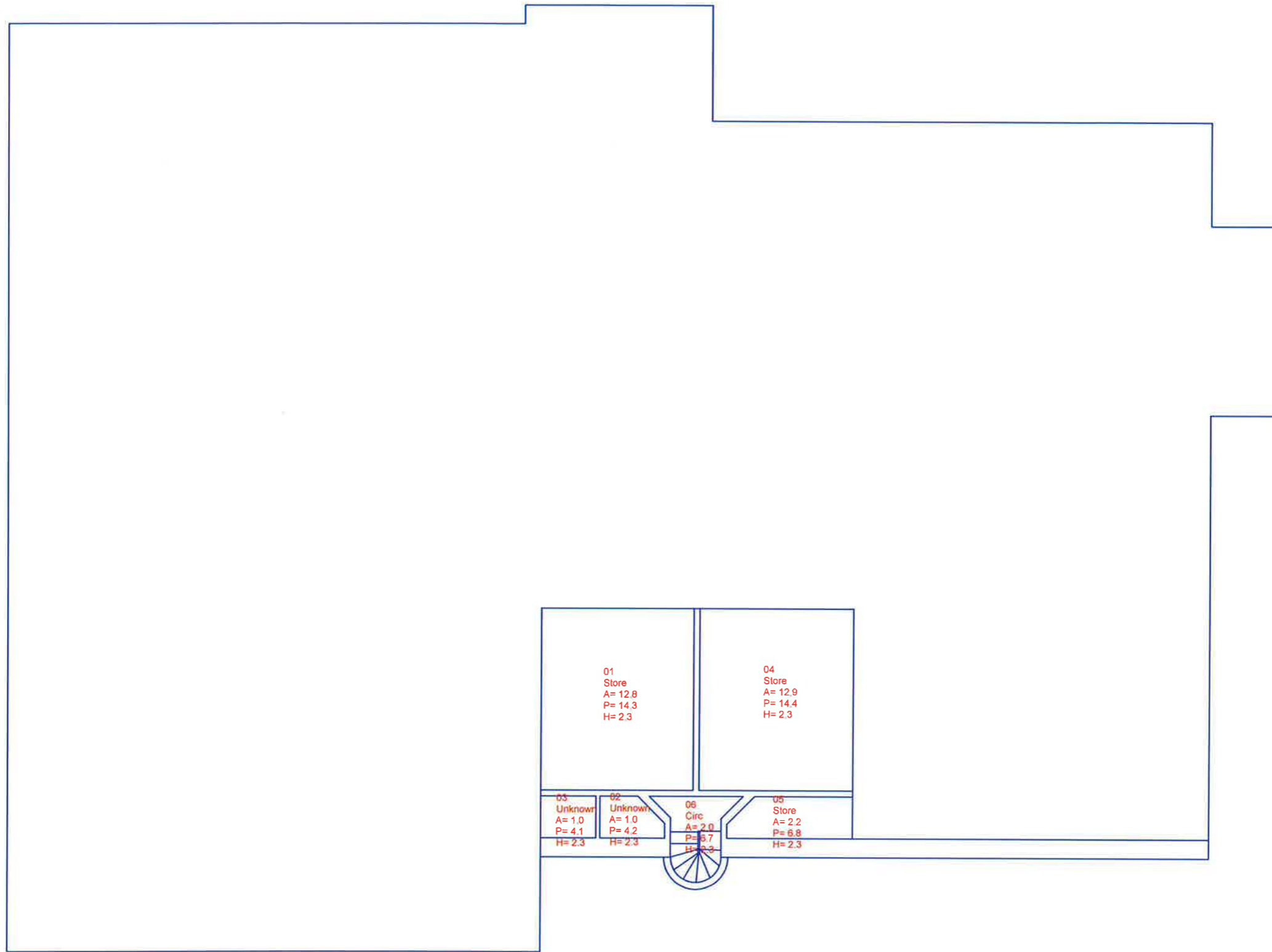
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Project: Beckenham Public Hall Drawing: 1st Floor Plan

Client: LONDON BOROUGH OF BROMLEY

Date: 16/11/01 Scale: 1:100 Drg.Ref:





Surveyor : Anne Dutton

Drawn By : Anne Dutton

Project:
Beckenham Public Hall

Drawing:
2nd Floor Plan

Client:
LONDON BOROUGH OF BROMLEY

Date: 22/11/01

Scale: 1:100

Drg.Ref:



THE LONDON BOROUGH