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# INVESTMENT

27-29 High Street, Bromley, Kent, BR1 1LG  
WELL LET TO GOOD CHARITY COVENANT  
VACANT RESIDENTIAL AT SECOND AND THIRD FLOOR LEVELS

**INVESTMENT SUMMARY**

- Greater London prime retail with residential.
- High street, between Bromley High Street and The Glades.
- Well established Charity tenant in ground, basement and first floors.
- The two x 2 bedroom vacant maisonettes at second and third floor levels, accessed from rear, can be let or sold off.
- Commercial is let on 5 year lease to August 2029.
- Offers are invited in excess of £1,100,000.

**LOCATION**

The London Borough of Bromley is located 11 miles south east of Central London and benefits from fast trains into Victoria (16 minutes) and London Bridge (33 minutes).

The building has frontage to the High Street and is located between Bromley South Railway Station and the 520,000 sq ft Glades covered Shopping Centre.

Nearby retailers include:

- Sainsbury's, Tesco Express, Starbucks, Greggs, Caffe Nero, Poundland, Barnardo's and Sports Direct.

Within The Glades there is a mix of retailers including:

- Apple Store, Marks & Spencer, L'Occitane, Zara, Boots, New Look, H&M, River Island, Nike, Mint Velvet as well as restaurants such as Wagamama and Yo! Sushi.

**DESCRIPTION**

Two buildings with ground floor occupied as an interconnected double retailing unit with basement store and ancillary areas at first floor. The second and third floors comprise two maisonettes, each with two bedrooms, which are accessed from the rear.

**COMMERCIAL ACCOMMODATION**

FLOOR	SQ M	SQ FT
First	35.20	379
Ground	138.30	1,488
Basement	39.90	429
<b>TOTAL</b>	<b>213.40</b>	<b>2,296</b>

**RESIDENTIAL ACCOMMODATION**

FLOOR	SQ M	SQ FT
Refurbished Maisonette at Second & Third Floor levels, at 27A High Street	78.6	846
To be refurbished Maisonette at Second & Third Floor levels, at 29A High Street	76.5	823

**DATA ROOM**

All the lease, title and EPC details are available by clicking [HERE](#)

**VAT**

The property is not registered for VAT and VAT will not be charged on the sale price.

**TENANCY**

The commercial accommodation is let on five year lease from 16<sup>th</sup> August 2024 to 15<sup>th</sup> August 2029 at £60,000 pa. The lease is inside the Landlord & Tenant Act 1954 and there is a tenant only break option at the expiry of the third year.

**COVENANT**

Oxfam is a registered charity in England and Wales (no. 202918).

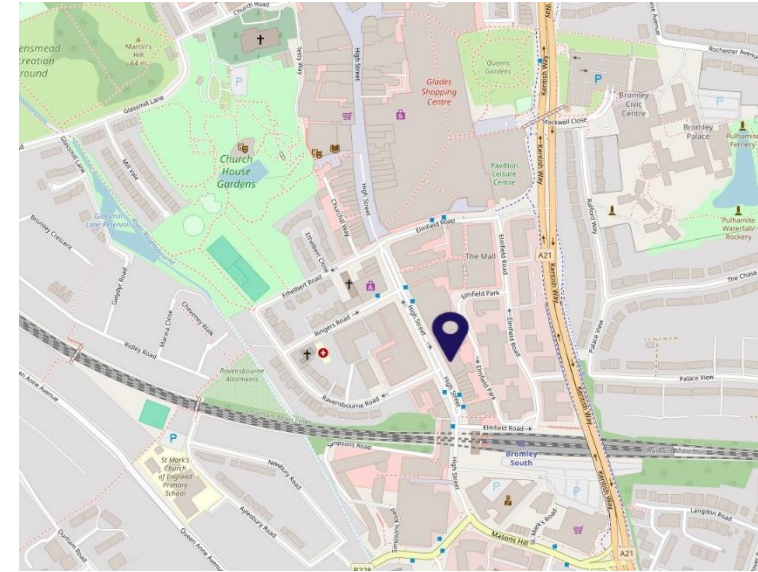
In it's annual report for 2023/2024, it reported a total income of £368 million and total Group Funds of £98 million. See their report at this link: [HERE](#)

**OPPORTUNITY**

- Secure income from Oxfam.
- Refurbishment potential.
- The Maisonettes can be let or sold.

**PROPOSAL**

Offers are invited in excess of £1,100,000.



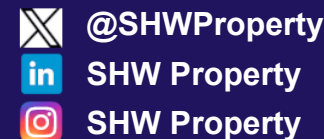
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**VIEWINGS –**

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## VIEWINGS –

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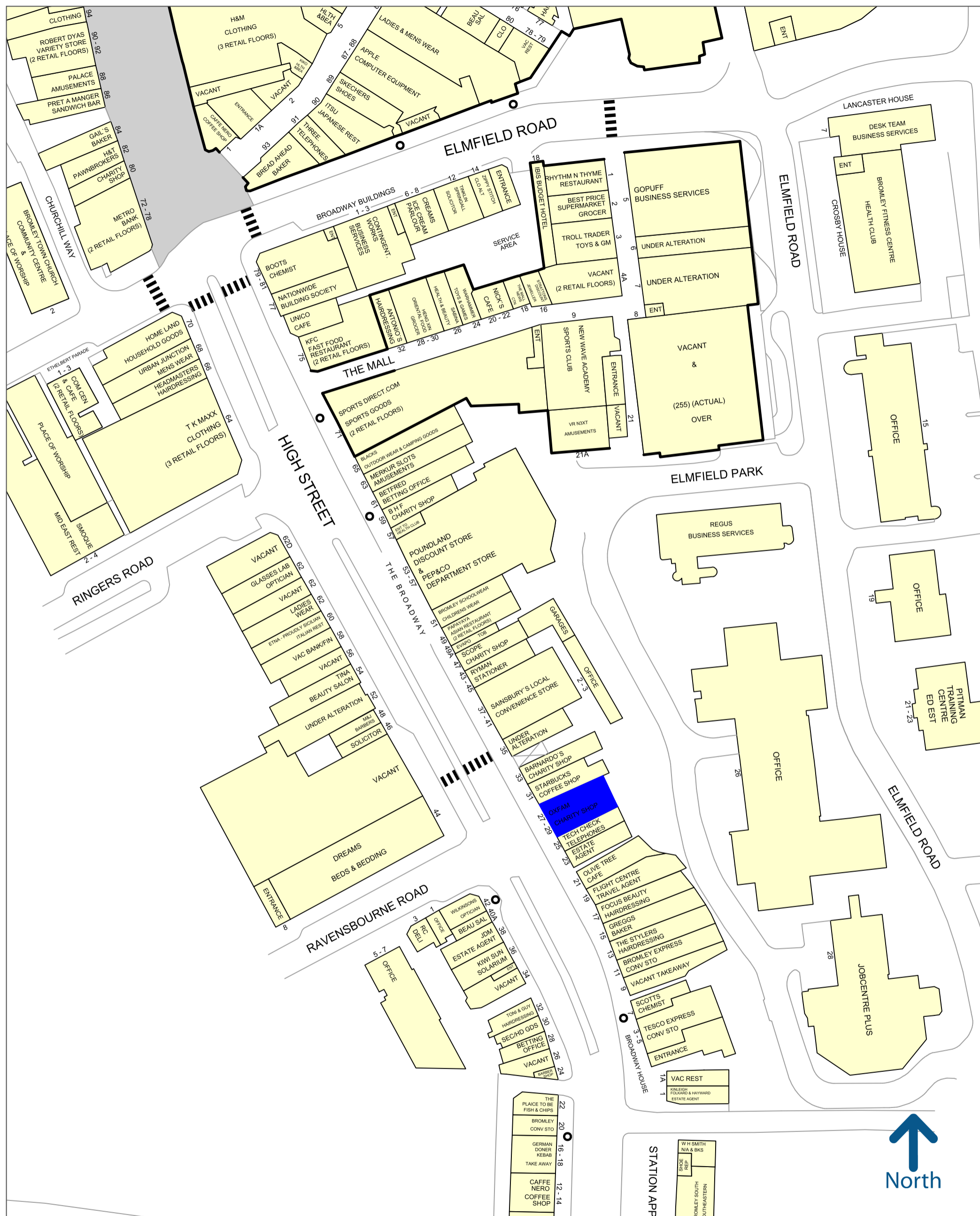


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Experian Goad Plan Created: 18/12/2024  
Created By: Stiles Harold Williams