

FORMER HOTEL TO LET

**23 ORCHARD ROAD
BROMLEY
BR1 2PR**



GIA: 4,583 SQ. FT. (425.75 SQ. M.)



LOCATION

The property is located in just over a mile to the east of Bromley town centre with its wide range of facilities. Bromley South provides frequent services to London Victoria and London Blackfriars to the north and Sevenoaks and Dover to the south.

The property is located to the north of Orchard Road, opposite its junction with Ashmead Gate, in a predominantly residential area.

DESCRIPTION

The subject property comprises a substantial detached house built circa 1880s, arranged over ground, first and second floors. There have been subsequent rear extensions, which we understand were built during the 1970s/1980s.

AMENITIES

- Currently 13 bedrooms, bar, lounges and dining room with large kitchen
- 3 bathrooms, 1 shower room and 5 further WCs
- Existing C1 use with permitted change to D1 nursery, subject to prior approval.
- Driveway for at least 5 cars & garage

USE

Last used as a private hotel.
Interested parties are to satisfy themselves that the property is suitable for their proposed use.

TENURE

New lease on terms to be agreed.

EPC RATING

Band E (112).

ACCOMMODATION:

Ground GIA: 2,117 sq. ft. (196.68 sq. m.)
First GIA: 1,185 sq. ft. (110.07 sq. m.)
Second GIA 1,281 sq. ft. (119.00 sq. m.)
TOTAL: 4,583 sq. ft. (425.75 sq. m.)

RENT

Rental offers invited

VAT

The property is not elected for VAT.

RATES

2017 rateable value: £15,800 (Hotel & premises)
Estimated rates payable 2019/2020: £0.491 in £
Source VOA website

Small Business Rates Relief may be applicable .
Interested parties are recommended to make their own enquiries with Bromley Council.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment via the sole agents:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Contact: Stewart Rolfe

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

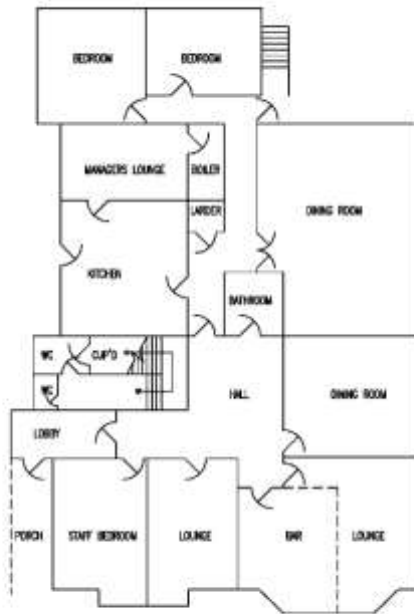
AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

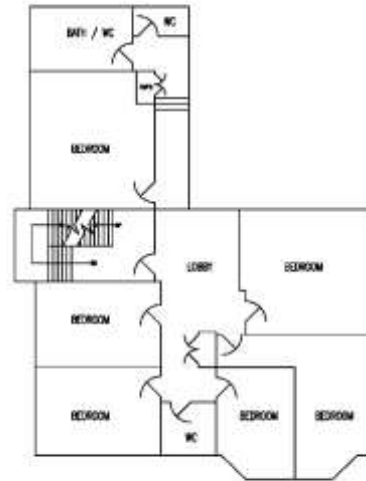
July 2019

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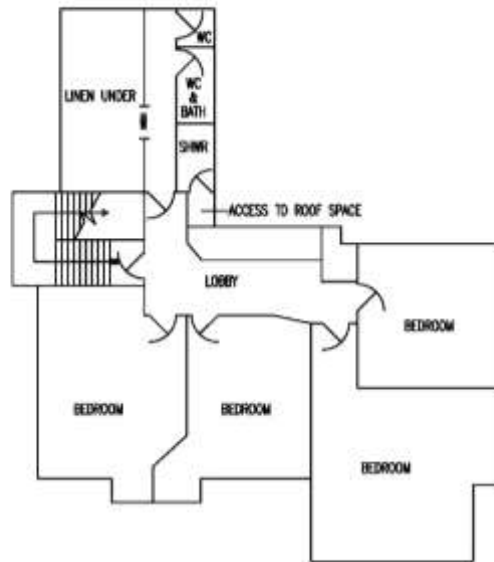
FLOOR PLANS (NOT TO SCALE)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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SITE PLAN



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LOCATION PLAN



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Energy Performance Certificate

Non-Domestic Building



23 Orchard Road
BROMLEY
BR1 2PR

Certificate Reference Number:
0096-0737-0930-5800-8103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 112 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	429
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	266.23
Primary energy use (kWh/m ² per year):	1555.26

Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built

119 If typical of the existing stock

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