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**FREEHOLD INVESTMENT AND DEVELOPMENT
OPPORTUNITY FOR SALE
£2.75m**

**COMPASS HOUSE
30-36 EAST STREET
BROMLEY
BR1 1QU**

INVESTMENT SUMMARY

- Bromley is a highly affluent popular London suburb to live, work & shop
- Located close to Bromley North train station - Zone 4
- Mixed use investment building including retail, office and accommodation totalling 13,656 sq.ft NIA
- The property is multi-let with total income of £193,000pa.
- The total ERV is circa £315,000 per annum
- Possible residential redevelopment of 1st 2nd & 3rd floor offices totalling approximately 8500 sq.ft STP
- The investment is anchored by £120,500pa of ground & basement floor commercial income

DESCRIPTION:

Compass House forms a multi let office building with accommodation situated over 1st, 2nd and 3rd floors. The ground and basement floors are let to Retail, Restaurant & Leisure Operators. The property is served by a rear car park that is separately leased. **Floor plans available upon request.**

LOCATION:

Bromley is an affluent town 11 miles east of Central London. Other nearby towns include Beckenham to the west, Orpington to the south east and Greenwich to the north. Bromley is an exceptionally accessible location, situated approximately 9 miles from both Junction 3 and 4 within the M25. Both junctions are accessed via the A20 and A21 providing access to the national motorway network and the south east airports with Gatwick and Heathrow situated 23 miles and 42 miles away respectively. The town is a popular commuter location with excellent rail services with both

Bromley North and Bromley South located in close proximity. The site benefits from a wide range of public transport services with a PTAL rating of 6b (excellent), providing fast access to Central London and beyond. The site is located 250 yards diagonally opposite Bromley North train station. Bromley South station is situated 0.6 miles to the South of the property providing regular direct services to London Victoria and City Thameslink.

TERMS:

£2,750,000.

EPC:

D-87

V.A.T.:

We understand the property is elected for VAT and therefore we envisage the transaction being treated as a TOGC.

VIEWING:

Via sole agent:



Philip Lapper - Baxter Philips

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Subject to contract

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