

## TO LET (MAY SELL) CAR SHOWROOM/RETAIL UNIT

84 Hayes Street  
Bromley, BR2 7BA



### Contact

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## Location

The property sits in a prominent position fronting the junction of the B265 Baston Road and the B251 Pickhurst Lane approximately 1.5 miles south of Bromley Town Centre. The surrounding area is highly affluent and generally comprises suburban housing but with a terrace of shops a short distance north. Hayes Railway Station is a short walk away.

Baston Road leads north to the centre of Bromley via the A21 Bromley Common and south to the A232 which leads west to Croydon and east to the M25 at Junction 4, 7 miles east.

## Description

The property comprises a high-quality showroom with additional external vehicle display facilities and customer parking. This very prominent site has served franchised new and used car dealerships over the past five decades, with the most recent being Stephen James Mini, who were in occupation prior to our client who has been operating from the premises for the last 15 years. The building truly is a landmark one that has proven itself to be successful within the automotive industry.

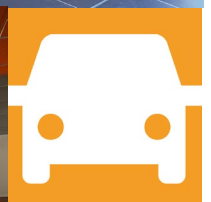
Internally, the showroom is fitted to a high standard benefitting from a polished tiled floor, suspended ceiling with recessed lighting and air conditioning units. There is space for approximately 12 medium to large sized cars to be on display whilst leaving ample room for customers to browse. The showroom provides office and ancillary space to the rear with a customer WC accessed directly from the showroom.

Externally there is a covered, part-glazed display area for four vehicles which is laid to brick paviour and lit by boxed lighting.

The surrounding yard, also laid to brick paviour, measures approximately 3,700 ft<sup>2</sup> and has additional space for 10- 12 vehicles to be block parked. It is bordered by a 2m high wall which is secured by a rotating anti climb guard and accessed via a highly secure steel gate.

There are an additional 2 customer parking spaces on the northern side of the site which are accessed via Pickhurst Lane

- Prestige Showroom Facility
- Prominent Position
- Highly Affluent Surrounding Catchment
- 1.5 miles south of Bromley Town Centre
- 1 mile north of A232 leading to M25, 7 miles east
- 307.10 sq m (3,306 sq ft) with additional covered parking
- Capacity for up to 15 vehicles





**Tenure**

Leasehold (Freehold considered)

**Terms**

Our client is seeking rental offers in excess of £120,000 per annum.

Alternatively, a sale of the property may be considered for offers over £2m.

**Rating**

We are advised that the Rateable Value for the property is £43,250 and the UBR for 2023/2024 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available on the Government website.

**Energy Performance**

Energy Performance Asset Rating: C

**VAT**

All figures are exclusive of Value Added Tax which will be charged at the prevailing rate.

**Viewing**

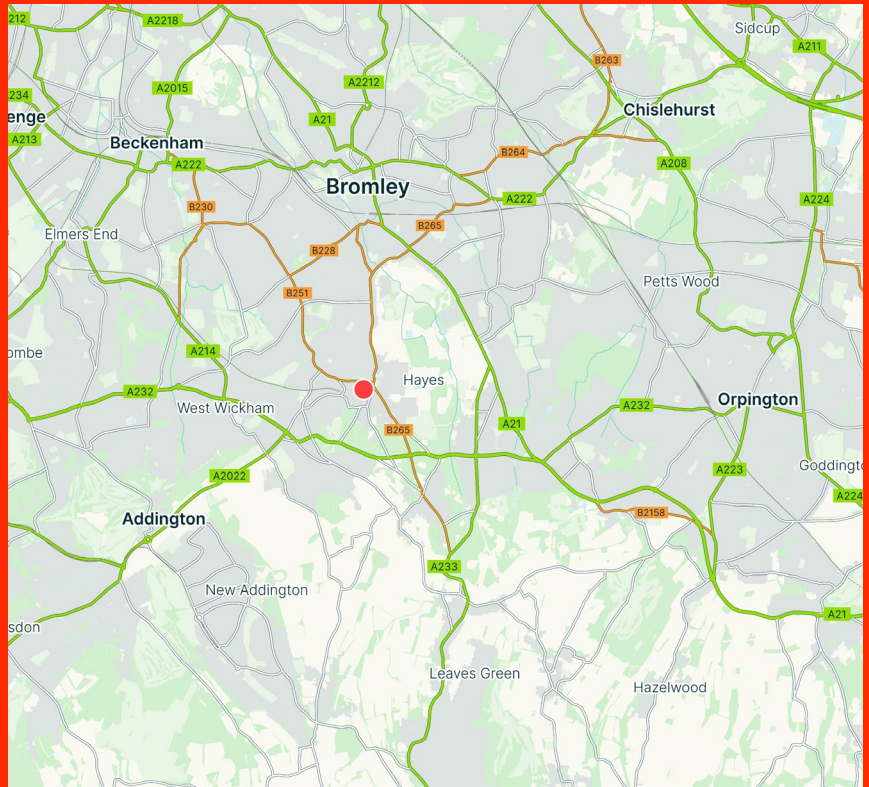
All viewings to be arranged via the sole selling agents.



## Accommodation

	Sq m	Sq ft
Ground floor		
Showroom	260.14	2,800
Offices & Ancillary	46.96	505
<b>Total</b>	<b>307.10</b>	<b>3,306</b>
Covered display area	62.29	724

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Total Site Area

0.07 hectares

**0.18** acres





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