



Abacus House, 367 Blandford Road,
Beckenham, BR3 4NW

First Floor
Office Premises

LONG LEASEHOLD
FOR SALE

PROPERTY SUMMARY

-  **Self-contained First Floor office premises for Sale**
-  **Long lease with 61 years remaining**
-  **Convenient location, close to Elmers End & Beckenham**
-  **2-minute walk to Birbeck Station**
-  **Total net internal area 1,824 sq.ft (169.5 sq.m)**
-  **Price £245,000. Subject to Contract**

LOCATION

The property is located on Blandford Road, at its junction with Elmers End Road and within walking distance of Elmers End and Tesco Supermarket. Beckenham, 1.2 miles to the East, offers a wide variety of shops, cafés, restaurants, bars and supermarkets, as well as a cinema and leisure facilities. Birbeck railway station is less than 100m providing regular services into central London. The area is well connected by road, with access to the A21, A23 and South Circular within a short drive.

DESCRIPTION & ACCOMMODATION

A self-contained ground floor entrance provides access to the first floor office premises providing a spacious, well-lit office environment with gas central heating, carpets, suspended ceiling tiles and integrated fluorescent lighting panels. The space is predominantly open plan, complemented by several individual rooms suitable for meeting spaces or private offices. Double-glazed windows on both sides provide excellent natural light.

The accommodation and net internal floor areas are as follows:

First floor Office	1,824 sq ft	(169.46 sq.m)
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POTENTIAL & PRICE

The property is held on a 99 year lease from 25 December 1987 with approximately 61 years remaining at a ground rent of £1 per annum.

Potential for other uses including residential subject to planning and the freeholder's consent to extend the lease and for change of use.

We are instructed to seek £245,000 for the long leasehold interest. The property will be sold with vacant possession.

Subject to contract

VAT We understand that VAT is **not** applicable.

BUSINESS RATES

The Valuation Office Agency Website describes the property as "Offices & Premises" and advises that the 2023 Rateable Value is £26,000. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Bromley Council.

EPC To be assessed

LEGAL COSTS Each party to bear their own costs.

For further information or to view please contact

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