



James **ashley**  
commercial  
property consultants

68 & 70 High Street | **Chislehurst | Kent | BR7 5AQ**  
**FREEHOLD INVESTMENTS FOR SALE**

# 68 & 70 High Street | Chiselhurst | BR7 5AQ | TWO INVESTMENTS FOR SALE

- ground, basement, first & second floors
- shops let to a sports equipment/clothing retailer & vets
- self-contained offices let to surveyors & accountants
- combined building sizes: 385.07 m<sup>2</sup> (4,145 ft<sup>2</sup>) approx.
- combined rental income: £86,000 per annum
- price: £1.4m freehold (can be sold separately)

## DESCRIPTION

Two mid terraced prime high street period buildings arranged over four floors. Number 68 is let to Cook and Matthews Sports shop on the ground floor and basement. The self-contained first and second floor offices above are let to Collier Stevens Chartered Building Surveyors.

Number 70 is let to Park Vets over the ground floor and basement. The self-contained first and second floor offices above are let to Mattison & Co Accountants. There is potential to convert the upper floors into residential use in the future, if required.

## LOCATION

The property is situated on the High Street (A208) between Albany Road and Park Road in the centre of Chislehurst.

Neighbouring occupiers include Cote, Sainsbury's, Caffe Nero, Coral Bookmakers, Costa Coffee, Post Office, Zizzi and Giggling Squid, together with a good mix of other independent and local traders.

Chislehurst mainline railway station is approximately just over one mile away, providing services to London Cannon Street, London Charing Cross, Orpington and Sevenoaks. There are also buses serving the area located on the High Street.

ACCOMMODATION	NUMBER 68		NUMBER 70	
Ground Floor Shop	48.77 m <sup>2</sup>	525 ft <sup>2</sup>	47.38 m <sup>2</sup>	510 ft <sup>2</sup>
Basement	40.88 m <sup>2</sup>	440 ft <sup>2</sup>	39.48 m <sup>2</sup>	425 ft <sup>2</sup>
First Floor Offices	46.45 m <sup>2</sup>	500 ft <sup>2</sup>	48.31 m <sup>2</sup>	520 ft <sup>2</sup>
Second Floor Offices	57.13 m <sup>2</sup>	615 ft <sup>2</sup>	56.67 m <sup>2</sup>	610 ft <sup>2</sup>
<b>TOTAL</b>	<b>193.23 m<sup>2</sup></b>	<b>2,080 ft<sup>2</sup></b>	<b>191.84 m<sup>2</sup></b>	<b>2,065 ft<sup>2</sup></b> N.I.A

## TENURE

Freehold. We are advised that the four leases/tenancy agreements have all expired and the tenants are now 'holding over' (contact us for further information). Please note that the two buildings can be bought together or separately.

## FURTHER INFORMATION/VIEWINGS

Contact the vendors sole selling agents: -

**James Stefanopoulos or Ashley Brudenell**

