



James ashley
commercial
property consultants

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

68 & 70 High Street | Chislehurst | 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 m² (4,145 ft²) approx.
- combined rental income: £63,000 per annum
- price: £1.3m freehold (can be sold separately)

DESCRIPTION

Two mid terraced high street period buildings arranged over four floors. Number 68 is let to Cook & Matthews Sports shop on the ground floor and basement. The first floor offices are let to Collier Stevens Chartered Building Surveyors, with the second floor currently vacant with an ERV of £10,000 per annum.

Number 70 is let to Park Vets over the ground floor and basement. The first floor offices are let to Mattison & Co Accountants, with the second floor currently vacant with an ERV of £10,000 per annum. 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 Gigging 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 ²	525 ft ²	47.38 m ²	510 ft ²	
Basement	40.88 m ²	440 ft ²	39.48 m ²	425 ft ²	
First Floor Offices	46.45 m ²	500 ft ²	48.31 m ²	520 ft ²	
Second Floor Offices	57.13 m ²	615 ft ²	56.67 m ²	610 ft ²	
TOTAL	193.23 m²	2,080 ft²	191.84 m²	2,065 ft²	N.I.A

TENURE

Freehold. We are advised that three of the tenancy agreements have expired and therefore the tenants are now 'holding over' (contact us for further information). The Vets tenancy at number 70 expires in January 2027. 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



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