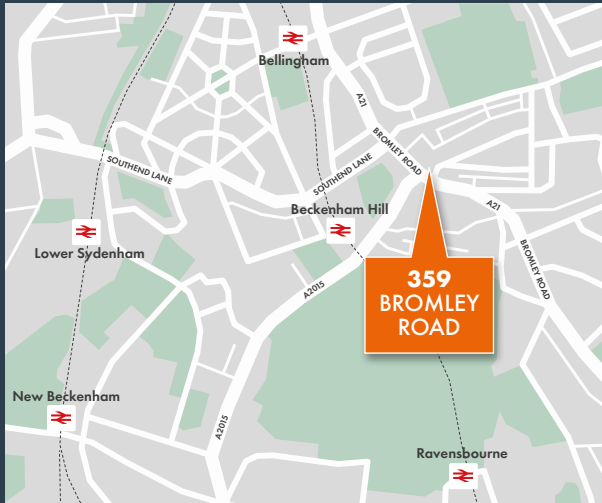


# TO LET

## PROMINENT CAR SHOWROOM IN PRIME LOCATION

**6,882 SQ FT**  
ON 0.56 ACRES

359 BROMLEY ROAD | CATFORD | SE6 2RP



### Walking Distances



**Beckenham Hill Train Station**  
(Thameslink)  
10 minute walk **0.5 miles**



**Bellingham Train Station**  
(Thameslink)  
15 minute walk **0.7 miles**



**Lower Sydenham Train Station**  
(Thameslink)  
28 minute walk **1.3 miles**



**Nearest Bus Stop**  
(Stop SV: Green Man Community Hub)  
Less than 1 minute walk **40 metres**



**Directly adjacent to A27**  
(Bromley Road)



A prominent detached car showroom and workshop with expansive frontage on a site of approximately 0.56 acres.



The unit benefits from approximately 50 secure car parking spaces to the rear yard and 20 spaces to the front display area.

	SQ FT	SQ M
Ground Floor Showroom & Workshop	4,317	401.1
First Floor Offices	2,565	238.3
<b>TOTAL*</b>	<b>6,882</b>	<b>639.4</b>

\*Excluding Mezzanine

### Ancillary Accommodation Schedule

	SQ FT	SQ M
Top Floor Mezzanine	316	29.4
Lower Floor Mezzanine	367	34.1

Approximate Gross Internal Areas

## USE

The property has previously been used as a car showroom but may suit alternative uses, subject to planning.

## PROPOSAL

A new lease is available direct from the landlord on terms to be agreed.

## EPC RATING

B

## RATEABLE VALUE

£80,000 (2023) – Rates payable subject to multiplier used.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## VIEWINGS

All viewings to be arranged via the sole agents.



ALEX GALE

agale@shw.co.uk  
07768 500 304

ALEX BOND

abond@shw.co.uk  
07738 890302

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