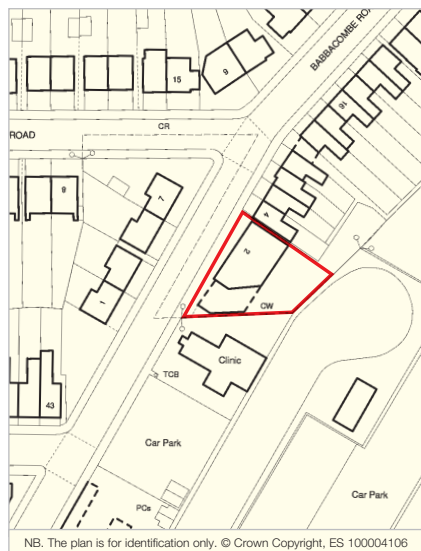


Bromley 'Babbacombe House', 2 Babbacombe Road BR1 3LN

- A Freehold Three Storey Former Office Building
- Underground Parking for 10 Cars
- Approximate NIA 587 sq m (6,318 sq ft)
- Planning consent for conversion to provide a total of Nine Self-Contained Flats
- 6 x two bedroom flats and 3 x one bedroom flats

Vacant

BY ORDER OF RECEIVERS



To View

The property will be open for viewing before the Auction every Monday between 12 noon – 1.00 p.m. and every Thursday between 12.45 – 1.45 p.m. (Ref: UD).

Seller's Solicitor

TLT Solicitors (Ref: E Pitt).
Tel: 0117 917 7777.
Email: edward.pitt@tltsolicitors.com

VACANT – Freehold Former Office Building with Planning



Tenure
Freehold.

Location

The property is situated on the east side of Babbacombe Road near to its junction with Ronalds Road. The extensive shops and amenities of Bromley town centre are within walking distance to the south. Rail services run from the nearby North Bromley Station and Bromley South Station which provides direct services into London Victoria Mainline Station. Road access is provided by the nearby A21 which provides access to the M25 to the south. The open spaces of Sundridge Park and Sundridge Park Golf Course are within close proximity to the north-east.

Description

The property comprises a detached former office building arranged over ground and two upper floors beneath a pitched roof. The property benefits from suspended ceilings, raised floors on ground and second floors, perimeter trunking and male and female WCs to all floors. In addition the property benefits from gated underground parking for approximately 10 cars.

Accommodation

Existing – Net Internal Area

| | | |
|--------------------------|-----------------|----------------------|
| Ground Floor Offices (1) | 135 sq m | (1,453 sq ft) |
| First Floor Offices | 225 sq m | (2,422 sq ft) |
| Second Floor Offices | 227 sq m | (2,443 sq ft) |
| Total | 587 sq m | (6,318 sq ft) |

(1) Excluding main corridor

| Flat | Floor | Proposed Accommodation | GIA sq m | GIA sq ft |
|------|--------|---|----------|-----------|
| 1 | Ground | Reception Room, Kitchen, Master Bedroom with En-Suite Shower Room with WC and wash basin, Balcony to the rear | 74.7 | 806 |
| 2 | Ground | Reception Room/Dining Room, Kitchen, Master Bedroom with En-Suite Shower Room with WC and wash basin, Further Bedroom, Bathroom with WC and wash basin, Balcony to the rear | 84.8 | 913 |
| 3 | First | Reception Room/Diner/Open Plan Kitchen, Master Bedroom with En-Suite Shower Room with WC and wash basin, Two Balconies | 75 | 807 |
| 4 | First | Reception Room/Kitchen, Master Bedroom with En-Suite Shower Room with WC and wash basin, Further Bedroom, Bathroom with WC and wash basin, Large Balcony (17.6 sq m) | 78.8 | 848 |
| 5 | First | Reception Room/Kitchen/Diner, Master Bedroom with En-Suite Shower Room with WC and wash basin, Further Bedroom, Bathroom with WC and wash basin, Balcony to the rear | 80 | 861 |
| 6 | Second | Reception Room/Kitchen/Diner, Bedroom, Bathroom with WC and wash basin, Rear Balcony | 50 | 538 |
| 7 | Second | Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin, Rear Balcony | 52.8 | 568 |
| 8 | Second | Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin, Large Rear Balcony (9.5 sq m) | 56.1 | 603 |
| 9 | Second | Reception Room/Kitchen, Master Bedroom with En-Suite Shower Room with WC and wash basin, Further Bedroom, Bathroom with WC and wash basin, Rear Balcony | 76 | 818 |

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



Proposed – Residential Scheme

The property benefits from planning consent for conversion to provide a total of nine self-contained flats and associated parking. The schedule below illustrates the accommodation the proposed scheme will provide once implemented.

Basement – 10 Car Parking Spaces, Two Motorbike Parking Spaces, Cycle Stands for 14 Bicycles.

Planning

Local Authority: London Borough of Bromley.
Tel: 0208 464 3333.

The property benefits from the following consents:

- 1) On 16th October 2013 Prior Approval (13/02953/Respa) was granted under Permitted Development Rights for the "change of use of Babbacombe House from Class B1(a) office to Class C3 dwelling house to form 3 one bedroom flats and 6 two bedroom flats".
- 2) On 31st December 2013 full planning permission (13/03753/FUL11) was granted for "Internal and elevational alterations" including new balconies, refuse store, new windows and doors relating to existing prior approval for change of use from B1(a) to C3 to form 9 dwellings within the existing building. (approved under ref: 13/02953/Respa).

