

FORMER PUBLIC CONVENIENCES

Freehold Interest For Sale
High Street, BECKENHAM, BR3



- Within a busy and popular High Street setting
- Freehold for sale by informal tender
- Viewings on 2nd October (AM) and 7th October (PM)
- Closing date 21st October 2015

For further information contact:

Valuation & Estates, Strategic Property
020 8313 4424
estates@bromley.gov.uk

Former Public Conveniences, High Street, Beckenham, BR3

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Section 1 General Information

Introduction

Following the implementation of the Council's Community Toilet Scheme, these former public conveniences are now surplus to Council requirements.

The London Borough of Bromley is therefore inviting sealed offers by informal tender in respect of former public conveniences at High Street, Beckenham, Kent.

The closing date for offers is 12.00 noon on Wednesday 21st October 2015

For the details of any other former public convenience sites currently offer for sale will be found at:

<http://www.bromley.gov.uk/propertysales>

Description

The property consists of a detached brick built building with a tiled pitch roof, erected on a site of approximately 100m². Please note that the land fronting the toilet building comprised of raised planters will not be included in the sale, although pedestrian access will be granted over part of it.

Location

The property is situated on what is known locally as Thornton's Corner, at the junction of High Street, Beckenham and Kelsey Park Road.

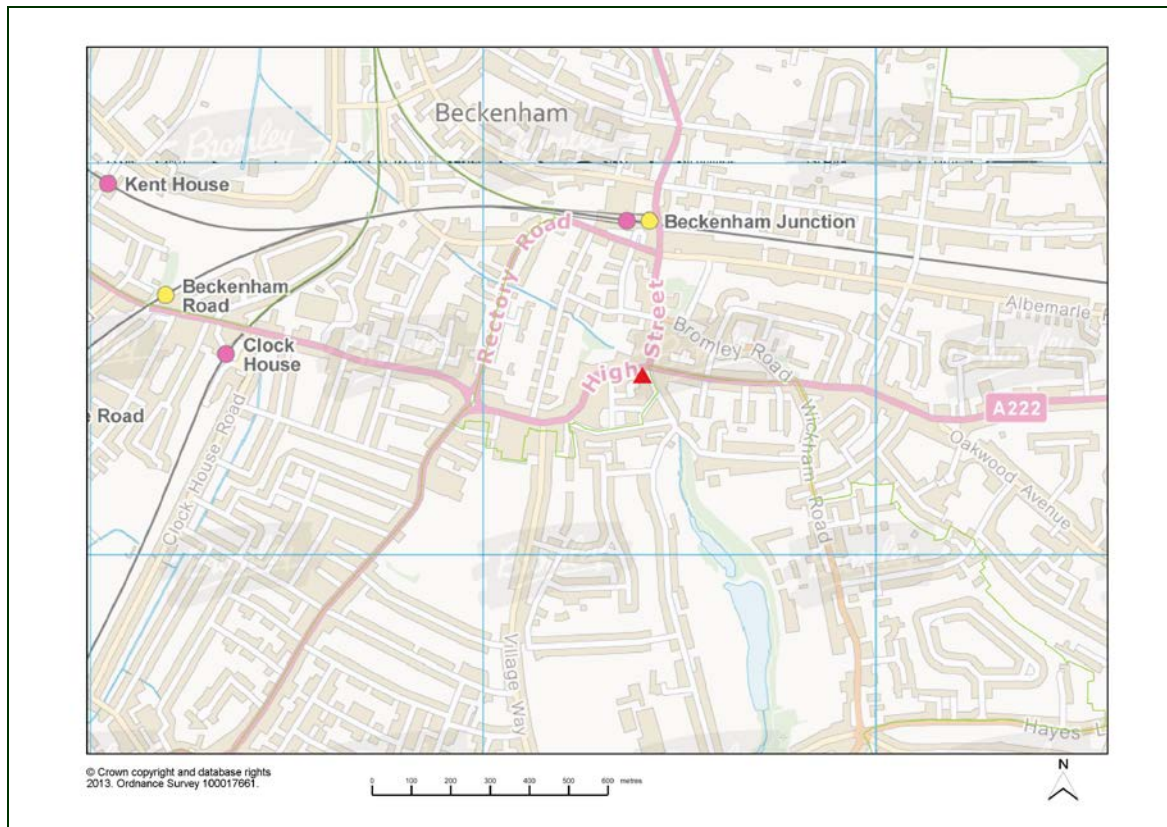
The busy high street contains a wide range of shops, including banks and quality retailers, as well as family run independent restaurants. A number of public car parks serving visitors to the high street are nearby. The area also benefits from a number of open spaces, including Croydon Road Recreation Ground and Kelsey Park, a unique wooded parkland with water features and habitats drawing many birds, plus a playground and café.

The site is well served by railway stations. The closest, Beckenham Junction is a five minute walk away, with direct trains to Victoria in 24 minutes. There are tram links from Beckenham Junction taking passengers to Croydon in 18 minutes.

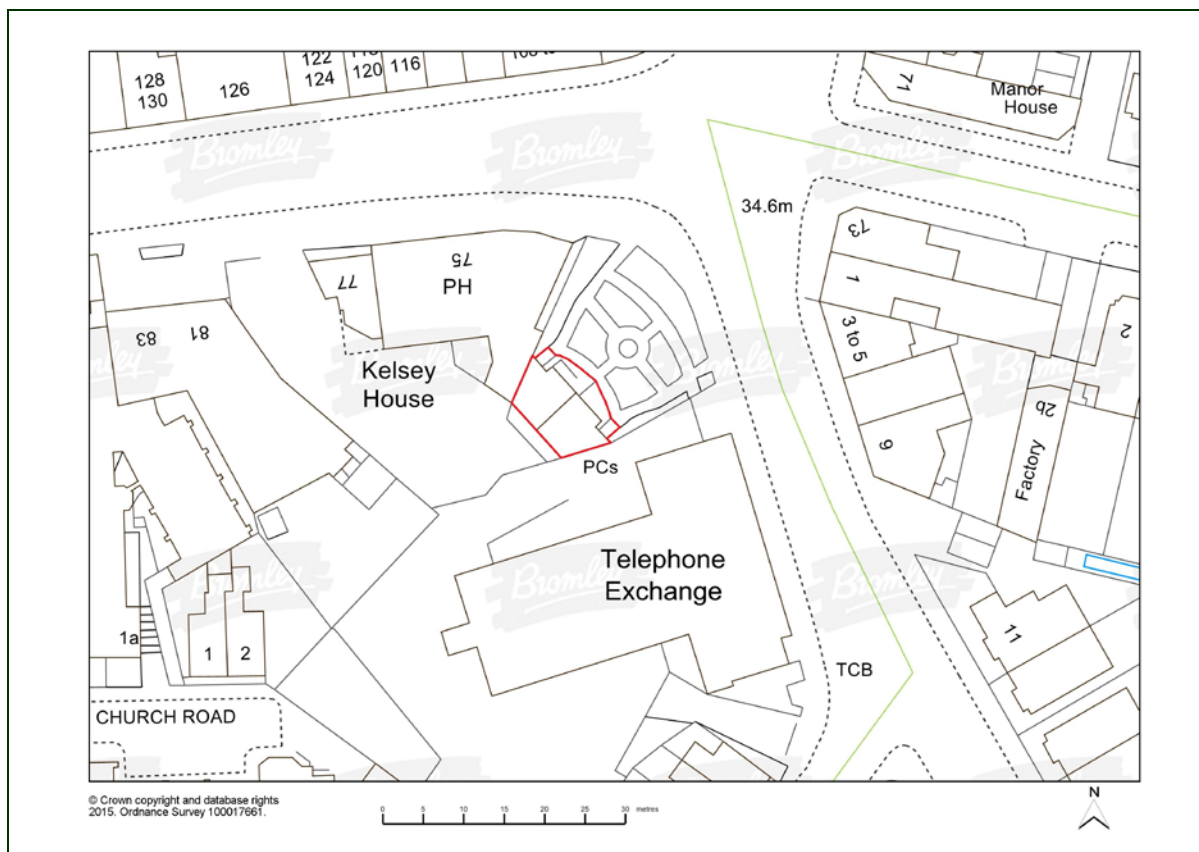
The High Street is served well by a comprehensive bus network, with routes to Bromley Town Centre, Chislehurst, Lewisham, Croydon, Crystal Palace, Hayes, West Wickham, Penge, and Anerley.

Junction 4 of the M25 motorway is approximately 10 miles away.

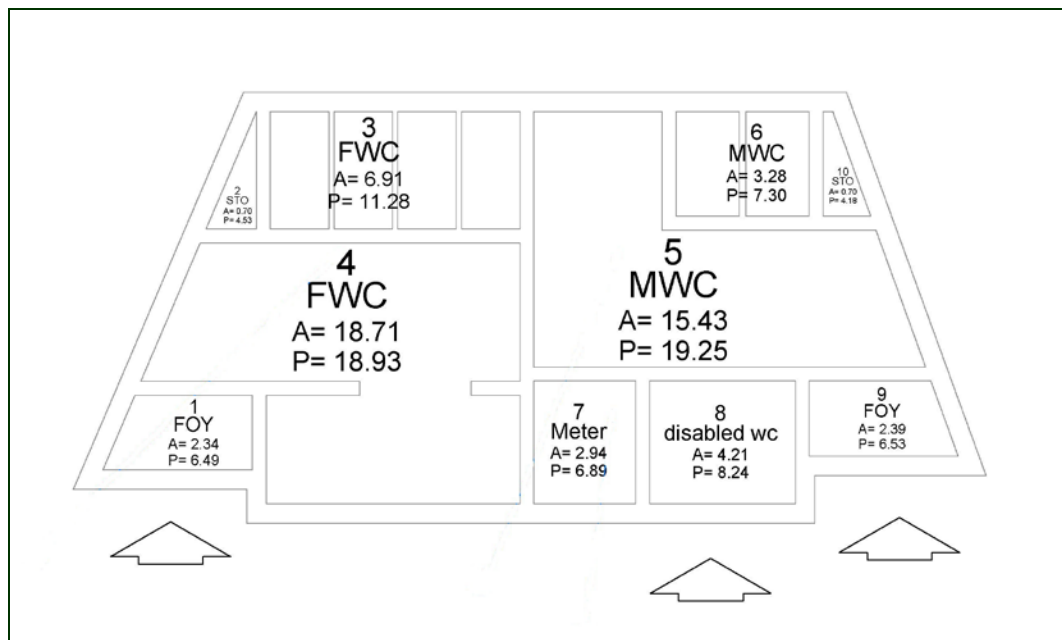
Location Plan



Site Plan (indicative only)

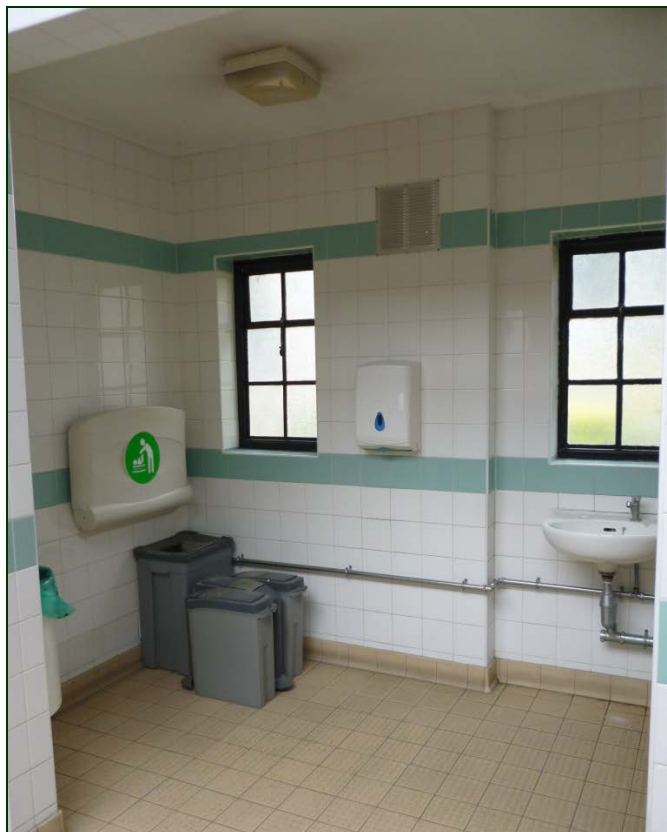


Floor Plan (indicative only, not to scale)



Site Photographs





Title

The Council owns the freehold interest in this property, registered within title number SGL712815. Our title is considered to be free from unreasonable encumbrances.

Planning

Prospective purchasers should note that planning consent will be needed for either change of use or redevelopment if that is intended.

The Council Planning department has advised that as the site lies within the newly designated Beckenham Town Centre Conservation Area, any proposal for the site would have to ensure that the character and appearance of the Conservation Area is preserved or enhanced. They suggest that in view of site constraints, and the fairly limited dimensions of the building, it would seem that any proposal should be of a modest scale and use. Accordingly, a small-scale retail or office use may be most appropriate in this location, which makes use of the existing structure.

The comments above are provided without prejudice to the determination of any application, which would be decided on its merits, following consideration of the site circumstances, planning policies and any comments from neighbouring and third parties.

Any demolition will require prior notification and will require Conservation Area Consent. More information about planning aspects can be found on the Council website at:-

<http://www.bromley.gov.uk/info/200074/planning>

Application forms and guidance relative to Conservation Areas can be found at:-

http://www.bromley.gov.uk/info/485/planning_applications/105/planning_application_forms/8

Use this form for non-householder (full) planning permission and for relevant demolition of an unlisted building in a conservation area:

[Conservation Area Consent, including demolition, and Planning Consent](#)
[Guidance notes](#)

Localism Act 2011

This site has been listed as a Site of Community Value. Further details can found on the Council's website:

www.bromley.gov.uk/communityrighttobid

As such, the Council gave notice under Section 95(2) of the Localism Act 2011 that it intended to dispose of the freehold interest in the site. The Council did not receive any expressions of interest/intention to bid from any community groups.

It is important to note that the owner of a listed asset does not have to sell it to the community group.

Services

It is believed that all main services are available within the vicinity of the site.

Asbestos

In 2014 a Type 1 Re-Inspection asbestos survey has been carried out, can be downloaded from the Council's website at:-

www.bromley.gov.uk/propertysales

Please note that an independent inspection should be undertaken if alterations to the property are intended.

Fees

The purchaser will pay a contribution to the Council's legal fees calculated as an additional 0.5% of the purchase price. In addition the purchaser will be responsible for a contribution to the Council's surveyors' costs of an additional 1% of the purchase price.

Viewing Arrangements

It is possible to view the site from the public highway. Internal viewing is available on Friday 2nd October 2015, between 10.00 and 11.00, and Wednesday 7th October 2015, between 14.00 and 15.00.

Section 2 Submission of Offers

Basis of Offer

The Council is inviting sealed tenders for the freehold purchase of this site. Prospective purchasers are advised to take note of the procedure laid down in this section, as any offer not submitted in the prescribed form may not be considered.

In the event that the period between acceptance of an offer and completion of the sale exceeds 9 months for conditional offers, the purchase price will be amended in an upwards direction only by reference to the Land Registry House Price Index. The Council will expect contracts to be exchanged within 6 weeks of acceptance of an unconditional bid.

Submission Procedure

Both conditional and unconditional offers for the site can be submitted.

Conditional offers should include details of the conditions, a description of the intended use, together with a sketch indicating the size and layout if this involves a redevelopment on the site.

If an unconditional offer is submitted, only a brief description of the intended use of the site is required. If submitting an unconditional offer, prospective purchasers should be in a position to complete the purchase within six weeks of receiving confirmation of acceptance of the offer.

The freehold of this site is offered for sale by tender. Offers are made subject to contract. Prospective purchasers must submit their offers for the site on the enclosed Tender Form. The closing date for offers is:-

Noon on Wednesday 21st October 2015

Offers must be submitted by cutting out and fixing the address label included within these particulars to a **plain** envelope, and posting or delivering the Tender Form by hand to arrive at:-

The Director of Corporate Services, London Borough of Bromley, Civic Centre, Stockwell Close, Bromley BR1 3UH

No later than Noon on Wednesday 21st October 2015

Please ensure that there is no information on the envelope that indicates the identity of the sender.

Please note that offers transmitted by email or facsimile cannot be accepted.

The London Borough of Bromley does not bind itself to accept the highest or any offer that may be received. All offers are made subject to contract.

Section 3 Misrepresentation Act 1967 and Further Information

Misrepresentation Act 1967

These particulars do not constitute the whole or any part of an offer and all information is supplied entirely without prejudice and is given as a guide and no liability is accepted for any error, omission or misstatement contained or implied in these particulars.

Further Information

1. These particulars are for guidance purposes only, and are expressly excluded from any part of the contract. Any measurements given are indicative only.
2. Prospective purchasers must satisfy themselves as to the condition of the property and all matters relating thereto. The existence of a fixture or fitting does not imply that it is suitable for service or has been subject to any testing.
3. The London Borough of Bromley does not make or give any representation or warranty whatsoever in relation to the property.
4. None of the statements contained in these particulars regarding the property is to be relied on as a statement or representation of fact.
5. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of any information given.
6. Prospective purchasers should make their own enquiries of the Statutory Undertakers regarding the location, availability and adequacy of any services required.
7. The Ordnance Survey mapping included within this document is provided by the London Borough of Bromley under licence from the Ordnance Survey in order to fulfil its public function. Persons viewing this mapping are advised to contact the Ordnance Survey copyright if they wish to use the mapping for their own purposes.
8. Plans are provided for identification purposes only, and may have been distorted in the reprographic process. Any scaled measurements could be inaccurate.
9. The London Borough of Bromley will not reimburse any costs incurred by the prospective purchaser in the preparation of an offer for this property, or in connection with the proposed sale itself.

Section 4 Tender Form and Tender Label

TENDER FORM

Former Public Conveniences, High Street, Beckenham

This form should be submitted in a plain envelope using the label provided with the sales particulars and sent to:

The Director of Corporate Services
London Borough of Bromley
Civic Centre, Stockwell Close
Bromley, Kent BR1 3UH

Offers by email or transmitted by facsimile cannot be considered. The tender form should be sent to arrive no later than:

NOON, Wednesday 21st October 2015

No responsibility can be accepted for any offer delivered by hand other than to the above address.

Offers must be of a firm and specified amount, and any conditions clearly stated below.

I hereby offer to purchase, subject to contract, the freehold interest in the Former Public Conveniences, High Street, Beckenham, BR3

in the sum of £ **(in addition I will pay the Council's Legal fees of 0.5% of the purchase price, and Council's Surveyor costs of 1% of the purchase price)**

Subject to the following (if conditional offer):

(if unconditional, write 'none')

Name (block letters please):

Company

Address:

Telephone number(s) (including mobile):

Email address:

Signed:

Date:

Position held in the Company or Organisation (if appropriate):

Please advise where you first saw the property advertised:

Disclosure: Please disclose any family or business connection with the Council:

If your offer is conditional, please use a separate sheet of paper to submit a brief description of your intended use, together with a sketch indicating the size and layout if this involves a redevelopment on the site. If unconditional, please simply advise intended use.

This page is intentionally left blank

Address label for submission of offers: -

TENDER

(Only to be opened by those authorised after closing date)

OFFER SUBJECT TO CONTRACT FOR:

Former Public Conveniences, High Street, Beckenham, BR3

CLOSING DATE: Noon, Wednesday, 21st October 2015

Director of Corporate Services
London Borough of Bromley
Civic Centre
Stockwell Close
Bromley
Kent
BR1 3UH