

# Churchill Theatre & Central Library Building, High Street, Bromley **BR1**

A prominent town centre development opportunity.






 Bromley North Station

The Glades

Church House  
Gardens

High Street

Churchill Theatre &  
Central Library Building

 Bromley South Station  
(London Victoria - 18 minutes)

Red line for indicative purpose only





# The opportunity.

## Churchill Theatre & Central Library Building, High Street, Bromley, BR1 1EX

**Freehold commercial and residential development opportunity located in the London Borough of Bromley.**

- Located on the High Street in the highly affluent and popular M25 town of Bromley
- Situated 0.3 miles from both Bromley North and Bromley South stations
- The building currently comprises a parade of 6 retail units (sold off long leasehold), library and theatre building across up to 13 storeys
- Subject to existing leases (further information on tenancy schedule)
- Approximately 0.6 acres (0.243 hectares)
- Unconditional offers invited for the freehold interest





Waitrose



The Glades Shopping Centre



High Street



High Street



The Glades Shopping Centre



# Location

Bromley is an affluent borough 11 miles east of Central London. Other nearby towns include Beckenham to the west, Orpington to the south east and Greenwich to the north.

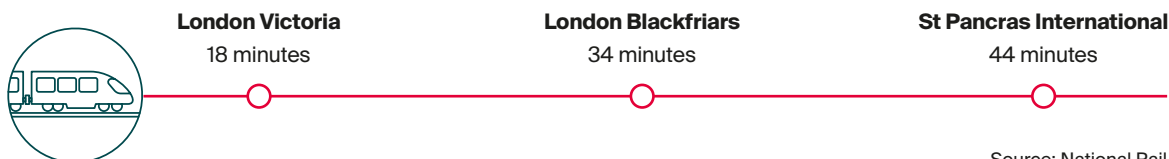
Bromley was voted the best place to live in London in a recent survey and is loved for its green space and transport links. Situated in the Metropolitan Green Belt, it is much more rural than the majority of the capital but allows access into Central London in under 20 minutes.

Bromley is an exceptionally accessible location, situated approximately 9 miles from both Junction 3 and 4 and within the M25. Both junctions are accessed via the A20 and A21 providing access to the national motorway network and the south east airports with Gatwick and Heathrow situated 23 miles and 42 miles away respectively.

The town is a popular commuter location with an excellent rail service offering with both Bromley North and Bromley South located in close proximity. The site is located on the High Street in the heart of Bromley town centre and 0.3 miles from both Bromley North and South stations which provides excellent services into Central London and the south east. The High Street provides a wide array of shops and restaurants including the Glades shopping centre which has an extensive retail offering. Bromley also offers numerous excellent schooling opportunities, making it an ideal family location.

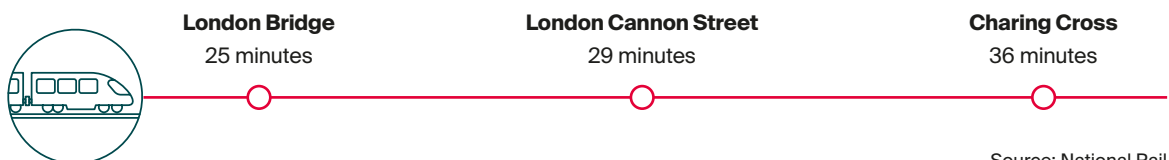
The property sits within the Bromley Town Conservation Area.

## Trains - Bromley South



Source: National Rail

## Trains - Bromley North



Source: National Rail





# Description

The Churchill Theatre & Central Library comprises a mixed use building located to the west of Bromley High Street in a pedestrianised area. The High Street frontage is predominantly comprised of shops whilst to the rear lies Church House Gardens. The building is arranged over 13 storeys and is at differing levels on the High Street and to the rear of the property on Tetty Way.

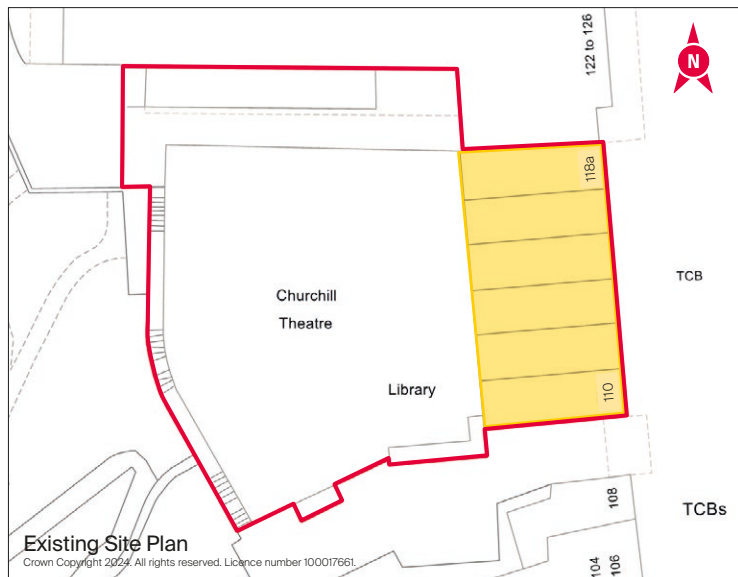
The building comprises a parade of 6 individual retail shops to the front (sold off on a single long leasehold), a Library to the front and Theatre to the rear of the building.

Vehicular access to the site is available off Tetty Way. To the rear of the parade of shops is a shared service yard accessed by an upward ramp on Tetty Way. A downward ramp provides access to an underground car park.

The site extends to approximately 0.6 acres (0.243 hectares).

Area shaded yellow denotes single storey retail parade sold off long leasehold.

An underground electricity cable runs adjacent to the southern part of the building - further details can be found on the dataroom.





# Tenancies

Demise	Use	Tenant	Lease Term	Term Start	Term End	1954 LTA	Break Option	Annual Rent
The Churchill Theatre	Theatre	QDOS Entertainment Ltd	25 years	3-Apr-2016	2-Mar-2041	Outside	Thursday, 2 April 2026*	£-
Central Library	Library	Greenwich Leisure Ltd	15 years	1-Nov-2017	31-Oct-2032	Outside	LL Option**	£-
110-118a High Street	Retail	Leathbond Ltd	99 years	24-Jun-1975	2078***	n/a	n/a	£-

\* The vendor has served notice on the tenant of The Churchill Theatre to vacate on the 02/04/2026.

\*\* The vendor will relocate the library into another Council owned building on or prior to 30/06/2026 and notice will be served on the tenant by the Council.

\*\*\* 110-118a High Street have an option to renew for a further period of 58 years at expiry until August 2132 at a peppercorn rent.





## Legal title and tenure

The property is held freehold. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

## Services

It is our understanding that mains, water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the proposed development.

## Viewings

The property may be inspected internally strictly through prior appointment on set viewing days (to be confirmed by the selling agent). Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## VAT

We understand that the property has been elected for VAT.

## EPC

The building has an EPC rating of E

## Method of Sale

The property is for sale by informal tender. Offers are invited on an unconditional basis only. Please see the dedicated website for a copy of the bid form.

## Dataroom

For further information please visit our dedicated website:

**<https://www.land.knightfrank.com/view/churchilltheatre>**

Password: **churchill** (all lower case).



Church House Gardens



# Contact.



Should you wish to discuss the property in further detail please contact:

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Particulars dated May 2024.

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