

# PETTS WOOD

199 PETTS WOOD ROAD

BR5 1LA

# LINAYS

COMMERCIAL

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**FOR SALE OR TO LET – A1 RETAIL USE – APPROX 873 SQ.FT (81 SQ.M)**

## Location

Petts Wood lies just to the North of Orpington and to the South East of Bromley.

The property is situated on the 'Station Square' side in a prominent position within an established parade close to a range of retail and restaurant occupiers.

Pay and display parking is available at the roadside and Petts Wood Railway Station is close by.



## Accommodation

(with approximate dimensions and floor areas)

Internal Width:	18'7"	5.6m
Sales Depth:	32'2"	9.8m
<b>Total Sales Area:</b>	<b>602sq.ft</b>	<b>55sq.m</b>
Rear Storage:	271sq.ft	25sq.m
<b>Total Ground Floor Area:</b>	<b>873sq.ft</b>	<b>81sq.m</b>
Kitchen, WC & Rear Yard.		

## Description

The premises are set out over ground floor and comprise a mid-terrace lock up shop unit currently arranged to provide front retail space with rear ancillary storage and WC.

The property benefits from a rear yard/garden.

Internally the premises would be suitable for a variety of retail uses.

## Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£16,500 (Sixteen Thousand Five Hundred Pounds) per annum exclusive** payable quarterly in advance. Alternatively our client will consider the sale of the long leasehold interest at **£225,000 (Two Hundred and Twenty Five Thousand Pounds)**.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,532.25 (2017/18 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

## VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental under current legislation.

## Planning

The property has most recently been used as a Charity Shop falling under Class A1 (Retail) of the Town & Country Planning Use Classes Order 1987.

## Commercial Energy Performance Certificate



## Internal Photograph



## Viewings

Available by prior appointment via Linays Commercial Limited.



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