

# PETTS WOOD

PETTS WOOD ROAD

BR5

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**LEASE AVAILABLE - CONFIDENTIALLY AVAILABLE – ESTABLISHED CAFÉ – A1/A3 USE**

## Location

Petts Wood is located within the London Borough of Bromley and lies to the North of Orpington and to the South East of Bromley. The town is well served for road transport with the M25 London orbital, the M20 and the M2 within 15 minutes' drive.

The town is popular with commuters and Petts Wood Railway Station is located approx. 120m away providing rail connections to London Victoria, Cannon Street, Charing Cross and London Bridge. The property is situated within an established parade benefitting from good levels of footfall. Pay and display parking is available at the roadside.



## Accommodation

(with approximate dimensions and floor areas)

**Sales Floor Area:** 491 sq.ft (45.6 sq.m)

Kitchen and WC

Rear store

## Description

The premises comprise a mid-terrace lock up shop unit with open plan sales area, small outdoor seating area, kitchen, WC and rear store. The premises is currently trading as a well-established Italian Café and Gelato cart with a selection of Italian delicacies for sale.

We note from the Bromley Planning Portal that the property have been granted Planning permission for a single story rear extension in September 2018.

## Terms


The premises are held upon an existing full repairing and insuring lease for a term of 8 years expiring in 2025. The current rental is £16,800 per annum exclusive subject to review in 2022. A rental deposit to the sum of 3 (Three) months' rent is held by the Landlord.

Our client is seeking a premium to the sum of £50,000 for the fixtures and fittings.

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/Lesseees 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/Lesseees 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	Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,162.50 (2018/19 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
VAT	
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the sale price under current legislation.</p>	
Legal Costs	Viewings
<p>Each party is to be responsible for the payment of their own legal and professional fees.</p>	<p>Available by prior appointment with Linays Commercial Limited.</p> <div data-bbox="1029 1192 1263 1360">  <p>www.linays.co.uk</p> <p>01689 875 511</p> </div> <p>Contact: Mandeep Cheema      Email: <a href="mailto:mc@linays.co.uk">mc@linays.co.uk</a></p>