

PETTS WOOD

186 PETTS WOOD ROAD

BR5 1LG

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT, BR5 1NA
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FOR SALE/ TO LET – A1 RETAIL UNIT WITH FORECOURT

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 close proximity and Petts Wood Railway Station is in walking distance.



Description

Comprises a mid-terrace retail unit set out over ground floor level with front forecourt. The premises are currently arranged to provide front retail area, kitchenette and WC facilities. Our client may consider contributing towards the cost of a new shop front, subject to contract.

Internally the premises would be suitable for a variety of occupiers.

Accommodation

(with approximate dimensions and floor areas)

Internal Width: 12'5" (3.8m) widening to 15'10" (4.6m)

Sales Depth: 26'4" (8m)

Sales Area Approx: 372sq.ft (34m²)

Kitchen

WC

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 **£13,000 per annum exclusive**. Subject to vacant possession. Our client will consider the sale of the freehold interest AT **£210,000 (Two Hundred and Ten Thousand Pounds)**, subject to the long lease granted on the upper parts.

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 £5,040 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain full relief from the payment of Business Rates under the current small business rate relief Government incentive. For further information please contact Bromley Business Rates Department on 0300 303 8659.

Legal Costs

The ingoing tenant is to be responsible for a contribution towards our client's legal fees.

VAT

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

Planning

The property has most recently been occupied as a bridal wear boutique falling under Class A1 (Retail) of the Town & Country Planning Use Classes Order 1987. Interested parties are advised to make their own enquiries to The London Borough of Bromley.

Commercial Energy Performance Certificate

Energy Performance Certificate HM Government
Non-Domestic Building

188, Petts Wood Road
Petts Wood
ORPINGTON
BR5 1LG

Certificate Reference Number:
0040-4826-0367-2900-0084

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ 0-10

A 0-25

B 26-50

C 51-75

D 76-90

E 91-125

F 126-150

G Over 150

Less energy efficient

112 This is low energy efficient building.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 51
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m²): 99.24

Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

D1 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 123 1234.

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact: Mandeep Cheema
Email: mc@linays.co.uk

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