

PETTS WOOD

21 STATION SQUARE

BR5 1LY

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**FREEHOLD SALE | GROUND FLOOR COMMERCIAL INVESTMENT
10 YEAR FRI LEASE | RENTAL INCOME £32,000PAX | 1679FT²/155M²**



Location / Description

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, M20 and A20 all within 15 minutes' drive and is popular with commuters and Petts Wood Rail

Station is located approximately 30 meters from the building providing regular direct services to London Victoria, Cannon Street, Charing Cross and London Bridge. The subject property is situated on Station Square with good levels of passing traffic within an established mixed use parade close to the junction with Fairway. The property comprises a two-storey mid-terrace period style building of typical brick construction set beneath a part pitched/part flat roof. Externally the property benefits from a rear yard to provide parking. Internally, the premises are occupied as a Hairdressers and fitted out to the Tenants preferred specification to provide front sales area, ancillary storage, staff room, kitchenette and WC. The upper parts are separately accessed and provide residential accommodation not included as part of the sale.

Accommodation

(with approximate net internal areas)

Internal Width:	19'6"	5.9m
Built Depth:	82'	24 m
Floor Area:	1,679 ft²	155 m²
Rear Yard/Parking		

Tenure/Price

Freehold. We are instructed to seek offers in excess of **£500,000 (Five Hundred Thousand Pounds)** exclusive for the Freehold interest subject to the occupational lease granted.

The upper parts are subject to a 99-year lease from 29.08.1986 at a ground rent of £150 per annum.

VAT

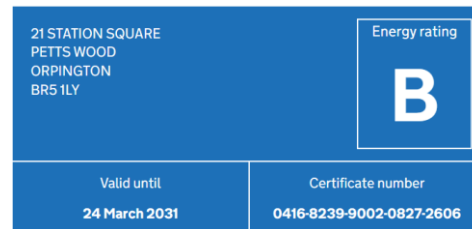
We are advised that the property is **not** elected for VAT.

AML

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

Lease

Lease Dated:	15 th March 2024
Property:	The premises known as 21 Station Square situated on the ground floor of the building.
Tenant:	Private Individual t/a Darcy Grace Hair & Beauty.
Rent:	£32,000pax
Term:	10 Years from 15 th March 2024 expiring 14 th March 2034.
Breaks:	None
Rent Review Dates:	15 th March 2029.
Security of Tenure:	Within.

CEPC**Further Information**

Available via sole agents:



Contact:
Mandeep Cheema

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