

Ref: AGT/SG/0:3345

## PRELIMINARY DETAILS

**LINAYS**  
COMMERCIAL

PROPERTY CONSULTANTS  
CHARTERED SURVEYORS  
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,  
Orpington, Kent. BR5 1NA  
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### TO LET LOCK-UP SHOP UNIT WITH PRIVATE FORECOURT PROMINENT LOCATION



### 172-174 PETTS WOOD ROAD, PETTS WOOD BR5 1LG

**LOCATION:**

Situated in a prominent position within an established parade close to the junction with Station Square.

**DESCRIPTION:**

Comprises a mid-terraced ground floor lock-up shop unit with forecourt, last used for parking and display purposes. Our clients have obtained planning permission to extend the premises to create additional retail storage and office space, plus new kitchenette and cloakroom/wc. This additional accommodation is available at terms to be agreed if required.

**ACCOMMODATION:**

(existing) with approximate dimensions and floor areas -

**Shop 16'4" widening to 19'6" x 24'6" (4.98m widening to 5.94m x 7.47m)**

**Sales area approx 430sq.ft. (39.95m<sup>2</sup>)**

**Forecourt 18' x 22' (5.49m x 6.71m)**

Shallow arcade frontage and rear cloakroom/wc

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, nor do they constitute an offer or contract

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**TERMS:** To be let upon a full repairing and insuring lease at terms to be agreed.

**RENT:** £13,000 per annum exclusive.

**RATES PAYABLE:** The property is currently subject to a single assessment. We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £4,166.29 (2009/2010 assessment). Interested parties are ***strongly*** advised to check the actual rates liability with the Local Authority direct.

**LEGAL COSTS:** The ingoing tenant to be responsible for the payment of both parties' legal fees

**VAT:** We are advised by our clients that VAT will ***not*** be payable upon the rental under current legislation.

**VIEWING:** **STRICTLY by arrangement with the Owner's Agents:  
LINAYS COMMERCIAL Tel: 01689 875511**

**NOTE:** As stated previously, our clients have obtained planning permission to extend the existing retail accommodation to provide a total of approximately 750sq.ft. (69.68m<sup>2</sup>) of extra floor space. Our clients are willing to construct this additional accommodation subject to the agreement of suitable terms. It should be further noted that our clients intend to submit a planning application to convert the proposed extension to provide a self contained office suite for their own use. In the event that this refurbishment/development takes place, the accommodation will have the benefit of its own private entrance from Petts Wood Road and the works will necessitate amendments to the cloakroom/wc accommodation currently available to the shop unit.

**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