

Ref: AGT/AK/0:3576

**A3 RESTAURANT USE WITH
ANCILLARY TAKE-AWAY GRANTED**



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

26a Station Square, Petts Wood,
Orpington, Kent. BR5 1NA
Tel: 01889 875511 FAX: 01889 831416
Email: commercialproperty@linays.co.uk
Web: www.linays.co.uk

TO LET

**LOCK-UP SHOP UNIT
PROMINENT POSITION
APPROX 650 SQ.FT. (60.39M²)**



7 CHATSWORTH PARADE, PETTS WOOD, BR5 1DF

LOCATION: Situated in a prominent position within an established parade close to the Morrisons Supermarket and Petts Wood Railway Station.

DESCRIPTION: Comprises a mid terrace lock-up shop unit with kitchenette, cloakroom/wc and rear storage area. Planning Permission granted subject to Conditions for A3 Restaurant Use with Ancillary Take-Away.

ACCOMMODATION: (with approximate dimensions and floor areas) comprises:-

SHOP: 17'0" x 38'2" (5.18m x 11.63m)

SALES AREA APPROX: 650 SQ.FT. (60.39M²)

Rear proposed kitchen area with 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

Features (to the main retail area - all untested)

- **Suspended ceiling with integral lighting**
- **Wood strip style floor finish**
- **Electric security shutter**
- **3-phase power supply**
- **Modern fully glazed shop front**
- **New rear addition for proposed kitchen**

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

RENT: **£20,000 per annum exclusive**

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are £5,382 (2010/2011 Assessment). Interested parties are strongly advised to check the actual rates liability with the Local Authority Direct.

LEGAL COSTS: The ingoing Tenant is to be responsible for the payment of both parties legal fees.

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

VIEWING: **ONLY by prior arrangement with the Owner's Agents**
LINAYS COMMERCIAL Tel: 01689 875511 or
Email: Commercialproperty@linays.co.uk

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