

Ref: MT/CJL/0:3674



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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FREEHOLD SHOP FOR SALE

**SHOP WITH VACANT POSSESSION
(FLAT OVER SOLD ON LONG LEASE)**



93 QUEENSWAY, PETTS WOOD, KENT BR5 1DQ

LOCATION:

Situated in a prominent position within an established shopping parade. Nearby occupiers include a Morrisons supermarket, J D Weatherspoon and Bank Santander. Petts Wood Railway Station is within 200 yards of the property.

DESCRIPTION:

Comprises a two storey mid-terrace retail unit on ground floor with self contained flat above (sold on a long lease). The property benefits from a shared rear service access and 1 parking space.

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

ACCOMMODATION:

(with approximate dimensions and floor areas)

GROUND FLOOR

Internal frontage 15'3" (4.65m)
Narrowing to 11'10" (3.61m)
Internal depth (max) 41'6" (12.65m)
Trading area approx 605sq.ft. (56.21m²)
plus kitchen area and wc
Plus covered storage 62sq.ft. (5.76m²)
Plus shed storage

FIRST FLOOR (not inspected)

Self contained 2 bedroom flat with lounge, bathroom/wc with external access to rear garden

TENANCIES:

Ground Floor: Vacant possession on completion
First Floor: Sold on 99 year lease from 2001 producing a ground rent of £35 per annum for the first 33 years, rising to £55 per annum for the second 33 years and £75 per annum for the final 33 years.

FREEHOLD PRICE:

£199,000 with vacant possession of the ground floor

VAT:

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

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bromley that the rates payable on the premises are **£5,213.75** (2009/2010 assessment). Interested parties are *strongly* advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS:

The vendor and purchaser are to be responsible for their own legal costs

VIEWING:

ONLY by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511

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