

# PETTS WOOD

8/8a STATION SQUARE

BR5 1NA

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
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**FOR SALE/ TO LET – PROMINENT CORNER UNIT & RESIDENTIAL UPPER PARTS**

## Location

Petts Wood lies just to the North of Orpington and to the South East of Bromley.

The property is situated within Station Square in a prominent corner position within an established parade.

Surrounding occupiers include William Hill, Iceland, Barclays Bank, Costa Coffee, Sainsbury's Local. The Daylight Inn Public House and a range of independent retailers and restaurants/ catering establishments are in close proximity. Pay and display parking is available at the roadside in Station Square and Petts Wood Railway Station is close by such offering direct frequent services to Central London and Sevenoaks.



## Description

Comprises a ground floor shop unit with glazed return frontage arranged to provide open plan sales area with small store room to the rear and cloakroom/WC.

The first floor comprises separate flat with private entrance, lounge, kitchen, two bedrooms and bathroom/WC. The flat benefits from double glazing and central heating.

## Accommodation

(with approximate dimensions and floor areas)

### Ground Floor - Shop

The unit is irregular in shape with a maximum width of 37'6" (11.43m) and a maximum depth of 28'9" (8.76m)

**Sales Floor Area Approx: 840 sq.ft (78.03 sq.m)**

Storage room

Cloakroom/WC

To the rear there is a store and yard area accessed via a shared service road.

### First Floor – Flat

Private entrance from Station Square and comprising lounge, kitchen, two bedrooms and bathroom/ WC. We are advised the flat is currently let upon an Assured Shorthold Tenancy at a current rental of £1,120 pcm (£13,440 pax).

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

## Price

The entire premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£POA** per annum exclusive. Alternatively, our clients may consider the sale of the freehold interest at a figure of **£POA**. We are further advised that the flat is let upon an Assured Short hold Tenancy at a current rental of £1,120pcm (£13,440 pax).

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are **Shop** £10,145.25 (2019/20 assessment) **Flat** Band C (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

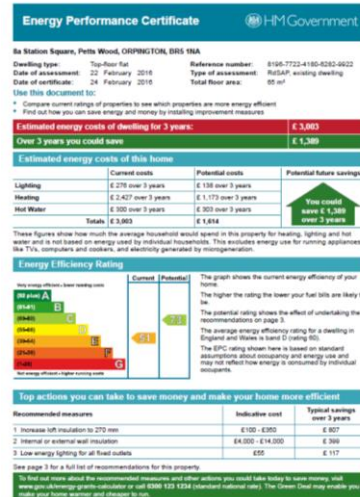
## Legal Costs

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

## VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount or sale price under current legislation.

## Commercial Energy Performance Certificate



Assessment awaited for the commercial element of the premises.

## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact: Mandeep Cheema  
 Adrian Tutchings  
 Toby Allitt

Email: mc@linays.co.uk  
 commercialproperty@linays.co.uk  
 ta@linays.co.uk

**Please note viewing appointments will not be available immediately in respect of the flat. Several photographs are available outlining the accommodation.**

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