

PETTS WOOD

201 PETTS WOOD ROAD

BR5 1LA

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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**FOR SALE – SHOP INVESTMENT
CURRENTLY LET & PRODUCING £14,400 PAX GROSS**

Location

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

The property is situated on the 'Station Square' side of the Petts Wood commercial and shopping area in a prominent position within an established parade close to a range of retail and restaurant occupiers.

Pay and display parking is available at the roadside and a nearby car park and Petts Wood Railway Station is close by and offers frequent services to London.



Accommodation

(with approximate dimensions and floor areas)

Shop 18'8" (5.69m) narrowing to 12' 2" (3.70m) x 19' 5" (5.91m)

Plus changing room

Maximum potential shop depth 31'5" (9.57m)

Currently partitioned to create sales area, changing room, staff/ store area, kitchenette plus cloakroom/ WC.

Yard/ garden

Description

Comprises a mid-terrace ground floor shop unit with sales area, changing room, stock/ staff area, kitchenette and cloakroom/ WC. To the rear there is a small yard/ garden area.

The property forms part of a substantial shop and residential building.

The unit is well fitted and trading as a ladies wear shop.

Long Lease For Sale

Held upon a lease for term of 125 years from 25/12/2001 at a ground rental of £100 per annum.

Price £225,000 (Two Hundred and Twenty Five Thousand Pounds) subject to the existing tenancy agreement for a term of 5 years from 14 May 2015 at a rental of £14,400 per annum exclusive.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,513.00 (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party is to be responsible for the payment of their own legal and professional fees.

VAT

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

Notes

We are advised that a service charge is levied by way of a contribution towards the repair, maintenance, decoration and management of the common parts and structure of which the subject property forms part. Full details awaited.

Commercial Energy Performance Certificate

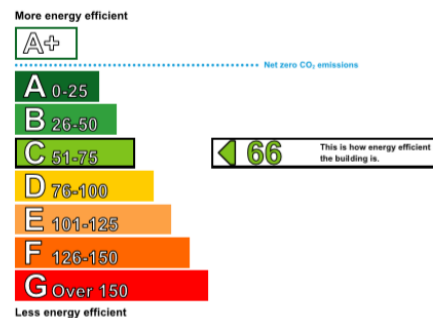
Energy Performance Certificate HM Government
Non-Domestic Building

201, Petts Wood Road
Petts Wood
ORPINGTON
BR5 1LA

Certificate Reference Number:
0527-0476-6230-1100-1003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	55
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	94.95
Primary energy use (kWh/m ² per year):	561.67

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

81 If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



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Toby Allitt	ta@linays.co.uk

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