

PETTS WOOD

21 STATION SQUARE

BR5 1LY

LINAYS

COMMERCIAL

26A STATION SQUARE
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FREEHOLD RETAIL INVESTMENT OPPORTUNITY - PROMINENT POSITION

Location

Petts Wood lies to the north of Orpington and approx. 5 miles south east of Bromley. The property is situated within Station Square occupying a prominent position within an established parade. Surrounding occupiers include William Hill, Iceland, Costa Coffee, Sainsbury's Local, The Daylight Inn Public House and a range of independent retailers and restaurant operators.

Pay and display parking is available at the roadside in Station Square and Petts Wood Railway Station is close by, offering direct and frequent services to Central London and Sevenoaks.



Description

The property comprises a mid-terrace mock tudor design building of traditional brick/block construction beneath a part pitched/part flat roof. The ground floor premises provides a self-contained retail unit occupied as a hairdressing salon. The upper floors are separately accessed via a front entrance and consist of a split level flat (sold off).

To the rear there is a concrete surfaced yard accessed via a service road.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor:

Internal Frontage: 19'6" 5.9m

Built Depth: 82' 24m

Total Floor Area: 1,679 sq.ft 155sq.m

Tenancies

The ground floor is let upon a full repairing and insuring lease to a private individual for a term of 20 years expiring 14th March 2024 at a current rental of £28,750 per annum exclusive. The lease is granted within the security provisions of the Landlord and Tenant Act 1954 (as amended).

The upper parts are subject to a 99 year lease from 29.08.1986 at a current ground rent of £150 per annum.

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

Ref: MC/5141

Price

We are instructed to seek offers in excess of **£450,000 (Four Hundred and Fifty Thousand Pounds)** for the benefit of our client's freehold interest subject to the existing leases granted.

VAT

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

Commercial Energy Performance Certificate

Viewings

Available by prior appointment via Linays Commercial Limited.



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