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**CLARKE
HILLYER**
EST 1885



FREEHOLD FOR SALE

PETTS WOOD

1 STATION SQUARE BR5 1LY

PROMINENT RETAIL UNIT WITH UPPER TWO BEDROOM FLAT

VACANT POSSESSION OF GROUND FLOOR

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.



LOCATION & DESCRIPTION

Petts Wood lies to the North of Orpington and to the South East of Bromley. The property is situated within Station Square, occupying a prominent position within an established parade of retail units.

Surrounding occupiers include Costa Coffee, Sainsbury's Local, Iceland & William Hill. The Daylight Inn Public House and a range of independent retailers and restaurants/catering establishments are within close proximity.

Pay and display parking is available at the roadside in Station Square and Petts Wood Railway Station is approximately 125 metres distant (1-minute walk), offering direct and frequent services to Central London and Sevenoaks.

The property comprises a three-storey mid-terrace building of brick construction. The ground floor provides open plan sales space, plus rear staff areas, ancillary storage and WC facilities. The first and second floors comprise a two-bedroom flat, accessed via a private front entrance.

TENURE / PRICE

Freehold, subject to AST granted in respect of the upper flat and vacant possession of the ground floor. We are instructed to invite offers in the region of **£450,000 (Four Hundred and Fifty Thousand Pounds)**.

TENANCIES

The property is to be sold subject to vacant possession of the ground floor retail unit. The upper flat is let on an AST at a rent of £975 PCM.

ACCOMODATION

Floor Area	Sq.Ft.	M ²
Ground Floor Sales	410	38.13
Ground Floor Ancillary	290	26.95
Upper Flat (1 st & 2 nd)	796	73.95

VAT

We are advised that the property is **not** elected for VAT.

EPC

1 Station Square – Energy Rating D
1A Station Square – Energy Rating G

VIEWINGS

Strictly by prior appointment via joint selling agents, Linays Commercial and Clarke Hillyer.



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