

BELVEDERE

FORMER GREAT HARRY PUBLIC HOUSE

99 PARSONAGE MANOR WAY DA17 6LZ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**PROMINENT FORMER PUBLIC HOUSE WITH LARGE CAR PARK
GROUND FLOOR & RESIDENTIAL UPPER PARTS | SITE AREA 0.69 ACRES**



Location / Description



Belvedere is located within the London Borough of Bexley approx. 2 miles north of Bexleyheath and 3.5 miles east from Woolwich. The property is situated on Parsonage Manorway at the junction with Luddesdon Road

and occupies a prominent position within a predominantly residential area. Belvedere Railway Station is located 1.5 miles away offering services to London Mainline stations. The property comprises a detached building of traditional construction set out over ground and first floor levels. The ground floor comprises a largely open plan trading area with an additional dining area to the side, a central bar, male and female WC's, a trade kitchen and ancillary storage areas. The first floor is accessed internally and arranged to offer residential accommodation comprising three bedrooms, two bathrooms, kitchen and lounge. Externally a beer garden is located at the rear in addition to forecourt parking for approx. 50 vehicles.

Accommodation

(with approximate gross floor areas)

Total Built Area:	3432sq.ft	318sq.m
Total Site Area:	0.69 acres	

Terms	Location Plan	
<p>Offers are invited on a new Full Repairing and Insuring lease basis for a term of years to be agreed with five yearly rent reviews within the security provisions of the Landlord and Tenant Act 1954 (as amended). The tenant will have usual full repairing and insuring responsibilities.</p>		
Rating Assessment		
<p>The property is listed within the current (2017) Rating List as a Public House and Premises with a Rateable Value of £25,500.</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>		
VAT		
<p>The property is elected for VAT.</p>	<th data-bbox="667 892 1547 989">Planning</th> <p data-bbox="683 1003 1515 1150">The pub is closed and not trading at present. From enquiries of the London Borough of Bexley it has been established that the property is not listed as being of Special Architectural or Historical Interest and nor does it lie within a conservation area.</p> <p data-bbox="683 1184 1487 1255">Planning consent will be required for any alternative uses and interested parties are advised to make their own enquiries.</p>	Planning
CEPC		
<p>Energy rating C (54).</p>	<th data-bbox="667 1402 1547 1499">Viewings</th> <p data-bbox="683 1520 1295 1554">Available by prior appointment via sole agents:</p> <div data-bbox="943 1598 1271 1814" style="text-align: center;">  <p data-bbox="1016 1717 1198 1776">26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831418</p> <p data-bbox="967 1776 1247 1814">01689 875 511</p> </div> <p data-bbox="683 1860 1195 1929">Contact: Mandeep Cheema mc@linays.co.uk</p>	Viewings