

PETTS WOOD

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LINAYS

COMMERCIAL

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**LEASE AVAILABLE – ESTABLISHED BAR & RESTAURANT PREMISES
FITTED COMMERCIAL KITCHEN WITH EXTRACTION CANOPY**

Location

Petts Wood lies to the North of Orpington and to the South East of Bromley. The property faces Petts Wood Road, 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 and Petts Wood Railway Station is approx. 125 metres distant, offering direct and frequent services to Central London and Sevenoaks.



Description

Comprises a mid-terrace ground floor unit providing an open plan restaurant/customer seating area, fitted bar, rear commercial kitchen, ancillary storage area, rear yard and bin storage.

The property is currently trading as a Vietnamese bar and restaurant also offering takeaway services. The kitchen benefits from a commercial wall mounted extractor canopy. A full fixture list is available upon request.

Accommodation

(approximate floor areas)

Customer Seating Area:	423 sq ft	(39.34 sq m)
Commercial Kitchen:	315 sq ft	(29.32 sq m)
Rear Ancillary Storage:	65 sq ft	(6.04 sq m)
Yard:	229 sq ft	(21.31 sq m)

Terms

Available by way of lease assignment. The premises are held upon an existing full repairing and insuring lease expiring 2027, at a current rental of £16,800 per annum exclusive. The lease is granted within the security provisions of the Landlord and Tenant Act 1954 (as amended). A full copy of the lease is available on request.

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	Commercial Energy Performance Certificate	
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,400 (2022/23 assessment).</p> <p>Prospective Tenants may be able to obtain relief from Business Rates under the Small Business Rate Relief Government Incentive and should contact the London Borough of Bromley Business Rates Department for further information.</p>	<p style="text-align: center;">Assessment Awaited</p>	
Premium		<p style="text-align: center;">Viewings</p>
<p>Our client is seeking a premium for the benefit of the leasehold interest, goodwill and fixtures/fittings. Full details available upon application.</p>		
VAT	<p style="text-align: center;">Available by prior appointment via Linays Commercial Limited.</p>	
<p>We have been advised by our clients that VAT will NOT be payable upon rental amounts under current legislation.</p>	<div data-bbox="927 1352 1240 1572" data-label="Image"> </div> <p>Contact: Toby Allitt</p> <p>Email: ta@linays.co.uk</p>	
Legal Costs		<p>Each party is to be responsible for the payment of their own legal and professional fees.</p>