

PETTS WOOD

186 PETTS WOOD ROAD

BR5 1LG

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

FREEHOLD SALE – GROUND FLOOR RETAIL PREMISES - VACANT

Location

Petts Wood lies just to the North of Orpington and to the South East of Bromley. The property occupies a prominent position at the western end of Petts Wood close to the junctions with Station Square and Woodland Way. Surrounding occupiers include Costa Coffee, Sainsbury's Local, The Daylight Inn Public House and a range of independent retailers and restaurants.

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



Description

The property comprises a two storey mid-terrace building of brick construction with attractive period features set beneath a pitched roof with tiled coverings.

The subject accommodation is arranged over ground floor level and provides self-contained commercial premises with front forecourt/parking area.

The residential upper parts have been sold off on a long leasehold interest.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	3.76m	12'3"
Sales Depth:	8.82m	27'
Sales Area:	400sq.ft	37sq.m
Rear Ancillary:	50sq.ft	4.6sq.m
Store:	25.1sq.ft	2.33sq.m
Total Floor Area:	475sq.ft	44sq.m
Front Forecourt/Parking (2 Spaces)		

Tenure/Price

Freehold – Subject to Contract. We are instructed to seek offers in excess of **£200,000 (Two Hundred Thousand Pounds)** with vacant possession upon completion.

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

Rateable Value

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5,713.55 (2024/25 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Occupiers may be able to obtain 100% 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.

VAT

The property is **not** VAT elected.

Commercial Energy Performance Certificate**Viewings**

Available by prior appointment via Linays Commercial Limited.



Contact:
Mandeep Cheema

Email:
mc@linays.co.uk