

# PETTS WOOD

77 QUEENSWAY

BR5 1DQ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**FOR SALE - FREEHOLD RETAIL INVESTMENT LET ENTIRELY TO BOOTS UK LTD**

## Location

Petts Wood is a town in south-east London lying south of Chislehurst and north of Orpington. The town is popular with commuters and Petts Wood Railway Station is located directly opposite approx. 100 metres from the property. The subject property is situated upon the western side of Petts Wood, facing Queensway at its junction with West Approach. Surrounding occupiers include a Morrisons Supermarket with carpark, Costa Coffee and Card Factory.



## Description

The property comprises a two-storey, mid-terrace building of brick construction with pitched, tiled roof. The property may offer potential for conversion of the upper parts to residential use and/or rear extension (STPP and possession). The ground floor is arranged as open-plan sales space, fitted to suit the Tenant's current use as a pharmacy. The upper parts are accessible via both internal and external staircases and provide ancillary staff accommodation, including a kitchenette and WC. The property benefits from parking areas, which are accessible via a service road.

## Accommodation

(with approximate floor areas)

Ground Floor:	1142 sq ft	106.10 sq m
First Floor Ancillary:	540 sq ft	50.17 sq m
Rear Yard/Parking		

## Tenancies / Price

The entire premises are let to Boots UK Limited upon a Full Repairing and Insuring lease for a term of 10 years from 1<sup>st</sup> August 2016. The current rental is **£26,000 (Twenty-Six Thousand Pounds)** per annum exclusive. The lease is granted within the security provisions of The Landlord and Tenant Act 1954 (as amended).

Price: **£525,000 (Five Hundred and Twenty-Five Thousand Pounds)**, subject to contract, for the Freehold interest.

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: AGT/5751

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the current Rateable Value is recorded as £20,500 (April 2023). Interested parties are strongly advised to check the actual rates liability with the local authority directly.

## Commercial Energy Performance Certificate

77 Queensway  
Petts Wood  
ORPINGTON  
BR5 1DQ

Energy rating

D

Valid until  
3 April 2028

Certificate number  
0940-0538-8609-5079-6002

## VAT

We have been advised by our clients that the property is **not** elected for VAT.

## Rear Yard



## Legal Costs

Each party to be responsible for the payment of their own legal and professional fees.

## Tenant Information

Boots is the largest pharmacy and health and beauty chain in the UK and as at 2023 operated from 2,247 stores across the UK and on average, dispense around 3.75 million items per week (source: [www.boots-uk.com](http://www.boots-uk.com)).

## Further Information

Contact:

Email:

Tel:

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07484904579

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