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FREEHOLD SALE

PETTS WOOD

BR5 1LY

17 STATION SQUARE

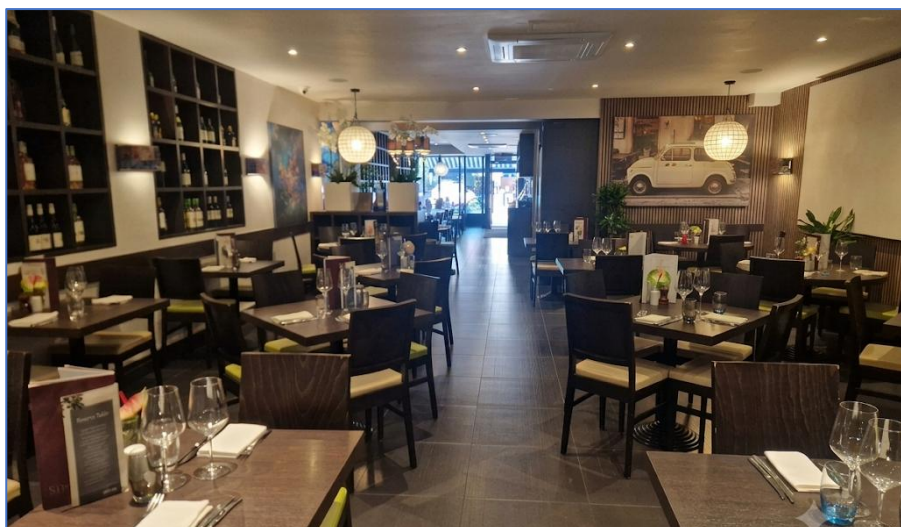
TWO STOREY MID TERRACE MIXED USE BUILDING

GROUND FLOOR COMMERCIAL INVESTMENT OPPORTUNITY

RENTAL INCOME £60,000 PAX – NEW 15 YEAR FRI LEASE

PROMINENT LOCATION & EXCELLENT VISABILITY

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/Lesseees 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/Lesseees 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

Petts Wood is located within the London Borough of Bromley and lies to the North of Orpington and to the South East of Bromley. The town is well served for road transport with the M25 London orbital, M20 and A20 all within 15 minutes' drive and is popular with commuters. Petts Wood Rail Station is located approximately 30 meters from the building providing regular direct services to London Victoria, Cannon Street, Charing Cross and London Bridge. 17 Station Square occupies a prominent position with excellent levels of passing traffic close to the junction with Fairway and West Way. Surrounding occupiers include Sainsburys Local, Costa Coffee, Iceland and The Daylight Public House.

DESCRIPTION

The property forms part of a mid-terrace three storey mixed use building providing ground floor commercial and residential upper parts. Externally, the property benefits from a rear yard accessed via West Way.

The ground floor is occupied as a restaurant and trading as 'Cyprianis'. The accommodation is arranged to provide front and rear customer seating/sales are, male and female WC's with commercial kitchen located to the rear of the building. The restaurant benefits from full kitchen extraction.

The upper parts do not form part of this sale.

AML

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.



ACCOMODATION

The property comprises the following approximate floor areas:

Ground Floor Area	Sq.Ft	Sq.M
Total Area	2249	208
Rear Yard		

LEASES

17 Station Square: The ground floor commercial premises are to be let on a new Full Repairing and Insuring lease from completion of the sale. The lease will be granted to 'New Yorker Catering Ltd' for a term of 15 years. The commencing rent is **£60,000 (Sixty Thousand Pounds)** per annum exclusive. The lease will incorporate rent review provisions at 5 yearly intervals. A copy of the lease is available on request.

TENURE/PRICE

Freehold. We are instructed to seek offers in the region of **£800,000 (Eight Hundred Thousand Pounds)** exclusive subject to the new lease to be granted at granted. We are advised the property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

17 Station Square: awaited.

FURTHER INFORMATION

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