

PETTS WOOD, KENT – 11 STATION SQUARE

**** PRIVATE & CONFIDENTIAL – STAFF UNAWARE ****

RARE OPPORTUNITY TO ACQUIRE A PRIME C-STORE ON A BUSY PARADE IN PETTS WOOD, SOUTH EAST LONDON

(SUBJECT TO VACANT POSSESSION)



LOCATION

Petts Wood is located within the London Borough of Bromley and is well connected by road, with the M25, M20 and M2 all within a 15-minute drive. Petts Wood Railway Station is located directly opposite, providing connections to London Victoria, Cannon Street, Charing Cross and London Bridge.

The property is in a prime position on Station Square, situated between Petts Wood Road and West Way. Nearby national multiple retailers include **Iceland, Cook, Costa Coffee, Boots, Morrisons, Card Factory** and **Waitrose**, amongst others.

THE PROPERTY

The premises are arranged over ground floor only offering the following approximate dimensions and floor area:-

Gross Frontage	-	16.43 m	53' 10"
Internal Width (max)	-	15.51 m	50' 09"
Shop Depth	-	32.82 m	107' 01"
Ground Floor Sales	-	519.52 m ²	5,590 ft ²

USE

Within Class E of the Town and Country Planning (Use Classes) Order 1987.

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

EPC

An EPC is available upon request.

LEASE

The premises are available, subject to vacant possession, by way of a new effective Full Repairing and Insuring lease for a term to be agreed at a rent in the region of **£140,000 p.a. excl.**

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£95,500
UBR (2023/2024)	-	51.2p

Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the Business Rates Department of Bromley Council – Tel: 0208 464 8016

ANTI-MONEY LAUNDERING

In accordance with AML regulations, the successful applicant will be required to provide confirmation of the source of funding along with photographic ID prior to exchange.

INSPECTION

The staff are unaware, therefore viewings can only be carried out with prior notice by contacting:-

Jim Moloney Email: jimmoloney@sprrg.co.uk
Mob: 07917 839 433

William Doherty Email: wilddoherty@sprrg.co.uk
Mob: 07718 108 225

Simon Gregory Email: sgregory@sprrg.co.uk
Mob: 07860 275 678

Tel: 020 7409 2100



50 metres

Experian Goad Plan Created: 14/08/2023
Created By: Smith Price RRG



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