



The Estate Office • Station Square • Petts Wood • Bromley BR5 1LZ

Restaurant - To Let - 1600 sq ft – with external terrace of 2850 sq ft
90 covers inside & 120 terrace covers

Location

Petts Wood is an affluent town in south-east London, and close to the north west boundary of Kent. It lies south of Chislehurst, west of St Paul's Cray and Poverest, north of Orpington and Crofton, and east of Southborough and Bromley Common.

Petts Wood is the London Borough of Bromley and in the south east part of Greater London. Junction 3 of the M25 (Swanley) is around 6 miles distant.

This property is situated in Station Square immediately opposite Petts Wood train station which has a direct service to London Bridge in under 30 mins. There is also a station car park here along with pay and display street parking in Station Square.

Along with a wide range of independent traders there is a Sainsbury's Local and Costa Coffee on the east side of Station Square.

Description

This property is a unique characterful detached building with extensive terraced outside seating areas providing around 120 covers, with marque style tent coverings.

Inside the restaurant area is open plan with a kitchen and servery to the rear. There is a centre piece bar in the middle. To the side are Ladies & Gents WCs.

There is addition loft storage and external stores (not measured).

The property is currently undergoing improvements works, including the front windows, flat roof areas and new floor coverings.

Floor Areas

Internal – approx. **1600 sq ft** (148.6 sq m)

External – approx. **2850 sq ft** (265 sq m)

Overall site area – 5420 sq ft (503 sq m)

Tenure

Leasehold

Rent

£82,500 pax

Terms

A new lease is available, on terms to be agreed, with the payment of a premium.

Premium

£100,000 for the fixtures, fittings, equipment and improvements to the property.

Business Rates

The Rateable Value is £33,750. Interested parties are advised to contact the London Borough of Bromley to confirm the amount of rates payable for the year.

Viewing Arrangements

Strictly by appointment and accompanied.



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