

LOW PREMIUM – SUPERBLY FITTED TURN KEY CAFÉ FOR SALE - 929 FT<sup>2</sup> / 86.3 M<sup>2</sup>



20 STATION SQUARE, PETTS WOOD, KENT, BR5 1NA

**LOCATION** The café is located in the heart of Petts Wood bustling Station Square just minute's walk from the mainline railway station which provides a fastest journey time of 22 minutes to London Bridge, 34 minutes to London Charing Cross and 36 minutes to London Victoria. Petts Wood lies south of Chislehurst, South East of Bromley and north of Orpington with junction 3 of the M25 approximately 6km away. The locale is a vibrant mix of both independent and corporate operators including Barclays Bank, Costa Coffee, Iceland, Papa Johns, Sainsburys and William Hill.

**DESCRIPTION** The demise is fully fitted to a high standard and is laid out solely on the ground floor providing around 36-40 covers. A 3-group coffee machine and marble display counter are located to the front of the property whilst towards the rear are the WC, stores and prep / washing up area. There is rear access for deliveries if required that includes space to park and for bins. In all the property extends to approximately 929 ft<sup>2</sup> / 86.3 m<sup>2</sup> GIA. We understand the premises benefits from E Class planning permission.

**BUSINESS RATES** From April 2023, the Rateable Value be will £18,000 giving rise to a rates payable of around £2,500 due to the Retail, Hospitality and Leisure relief scheme. Interested parties are advised to make their own enquiries in this regard.

**TENURE** We are advised that the demise is held on an effective FRI lease, for a term of 10 year from 2017 at a current rent of £30,000 per annum exclusive.

**PREMIUM** Price on application for the benefit of leasehold interest and all trade fixtures and fittings. All serious offers will be considered

**HOLDING DEPOSIT** A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

**PLEASE NOTE** All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium / price, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own legal costs.

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