



Tenure
Freehold.

Location
Petts Wood lies just to the north of Orpington and to the south-east of Bromley. The town is very popular with commuters and benefits from excellent rail connections to London Victoria, Cannon Street, Charing Cross and London Bridge.
The property is situated on the north side of Station Square, close to Petts Wood Station. Occupiers close by include Lloyds Bank, Costa Coffee, HSBC, William Hill and Sainsbury's Local amongst others.

Description
The property is arranged on basement, ground and one upper floor. The property provides a ground floor banking hall with ancillary accommodation above which is accessed via both an entrance from Station Square and an internal staircase. The basement provides further ancillary accommodation. The property benefits from a goods lift to all floors and parking to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	13.85 m	(45' 5")
Net Frontage	12.20 m	(40')
Shop Depth	10.30 m	(33' 9")
Built Depth	14.60 m	(47' 10")
First Floor	91.8 sq m	(988 sq ft)
Basement	24.3 sq m	(261 sq ft)

Tenancy

The entire property is at present let to BARCLAYS BANK PLC for a term of 5 years from 18th August 2012 at a current rent of £33,500 per annum. The lease contains full repairing and insuring covenants.

Residential Development Potential (1)

The first floor may have residential development potential subject to the existing lease and obtaining all the relevant consents. All enquiries should be directed to Bromley Council (www.bromley.gov.uk).

Tenant Information

Website Address: www.barclays.co.uk

For the year ended 31st December 2012, Barclays Bank plc reported a pre-tax profit of £99 million, shareholders' funds of £59,978 million and a net worth of £52,063 million (Source: riskdisk.com 29.10.13.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

A block viewing date has been arranged. Please e-mail your full contact details to viewings@alltop.co.uk to be received no later than mid-day on Thursday 21st November for information regarding the date. Photo identification will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 93 Petts Wood**.

Petts Wood

12-14 Station Square

Kent

BR5 1LT

- Freehold Bank Investment
- Let to Barclays Bank plc
- Attractive double unit
- Potential future residential redevelopment of first floor (1)
- VAT is not applicable
- Current Rent Reserved

£33,500 pa

SIX WEEK COMPLETION AVAILABLE

