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TO LET

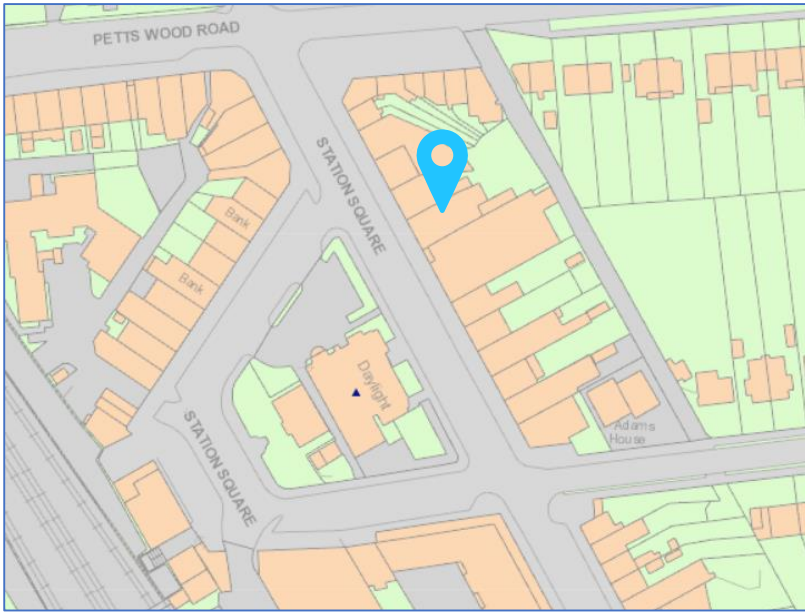
PETTS WOOD

9 STATION SQUARE, BR5 1LR

GROUND FLOOR FORMER BANK PREMISES, APPROX 2443SQ.FT

THE PROPERTY MISDESCRIPTIONS ACT 1991

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/Lessees 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/Lessees 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/ DESCRIPTION

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, the M20 and the M2 within 15 minutes' drive.

The town is popular with commuters and Petts Wood Railway Station is located approx. 100m away providing rail connections to London Victoria, Cannon Street, Charing Cross and London Bridge.

The property is arranged over ground floor level to provide a large open plan sales area with front forecourt. Our clients are in the process of extending the unit and practical completion is expected in Winter 2019. The unit is to be handed over in shell condition ready for an ingoing Tenant to fit out accordingly.

ACCOMODATION

(With Approximate Dimensions and Floor Areas)

Floor Area	Sq.Ft.	M ²
Ground Floor	2443	226

Floor plans available on request.

LEASE

The premises are to be let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£Upon Application** per annum exclusive payable quarterly in advance. Offers subject to a change of use will be considered.

ASSESSMENTS

We are advised that the Valuation Office Agency (VOA) is to assess the rates liability on completion of the building works. Prospective tenants should contact the London Borough of Bromley Business Rates Department for more information.

EPC

Details available on request. Rating E-115.

VAT

VAT is applicable on rental amounts.

USE

The property can be used for any use within Class A1 or Class A2. Alternatively, our clients will allow Class A3 use, subject to the grant of planning permission.

VIEWINGS

By appointment via sole letting agents Linays Commercial.



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