# **PETTS WOOD**

**8 STATION SQUARE** 

**BR5 1NA** 



26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

#### TO LET - GROUND FLOOR RETAIL UNIT - PROMINENT CORNER POSITION

#### Location

Petts Wood lies just to the North of Orpington and to the South East of Bromley. The property is situated within Station Square in a prominent corner position within an established parade.

Surrounding occupiers include William Hill, Iceland, Barclays Bank, Costa Coffee, Sainsbury's Local. The Daylight Inn Public House and a range of independent retailers and restaurants/ catering establishments are in close proximity.

Pay and display parking is available at the roadside in Station Square and Petts Wood Railway Station is close by such offering direct frequent services to Central London and Sevenoaks.

### **Description**

Comprises a ground floor retail unit with glazed return frontage benefiting from excellent visibility.

Internally the premises are arranged to provide open plan sales area with store to the rear and WC. The premises benefits from good natural light, carpeted and wooden flooring, spotlights and rear loading/unloading.



### **Accommodation**

(with approximate dimensions and floor areas)

 Sales Area:
 941 sq.ft
 87 sq.m

 Storage:
 305 sq.ft
 28 sq.m

 Total Floor Area:
 1,281 sq.ft
 119sq.m

WC

#### **Terms**

The entire premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £34,000 (Thirty Four Thousand Pounds) per annum exclusive.

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

### **Rating Assessment**

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £10,145.25 (2019/20 assessment) Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

#### **VAT**

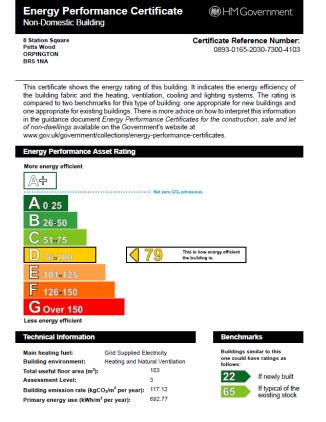
We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

## **Planning**

The property has most recently been used as a furniture store under Class A1 (Retail) of the Town & Country Planning Use Classes Order 1987.

Alternative uses may be suitable, subject to landlord's consent and obtaining any necessary planning consent. Interested parties are advised to make their own enquiries to The London Borough of Bromley Planning Department.

#### **Commercial Energy Performance Certificate**



### **Viewings**

Available by prior appointment via Linays Commercial Limited.



Contact: Email:

Mandeep Cheema mc@linays.co.uk