

PETTS WOOD

8 STATION SQUARE

BR5 1NA

LINAYS

COMMERCIAL

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

Energy Performance Certificate Non-Domestic Building



8 Station Square
Petts Wood
ORPINGTON
BR5 1NA

Certificate Reference Number:
0893-0165-2030-7300-4103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

79

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 103
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 117.12
Primary energy use (kWh/m² per year): 692.77

Benchmarks

Buildings similar to this one could have ratings as follows:
22 If newly built
65 If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

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