

PETTS WOOD

32 STATION SQUARE

BR5 1NA

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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REFURBISHED GROUND FLOOR PREMISES – PROMINENT 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 adjacent to the railway line.

Surrounding occupiers include JDM Estate Agents, Iceland, Barclays Bank, Costa Coffee, Sainsbury's Local and a range of independent retailers and restaurants/ catering establishments.

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



Description

Comprises a ground floor unit within a detached building with glazed return frontage benefiting from excellent visibility. Internally the premises have been refurbished to provide an open plan sales/office area with kitchenette and WC. The premises benefits from good natural light, carpeted flooring and rear allocated parking/yard.

Accommodation

(with approximate dimensions and floor areas)

Total Floor Area:	1,200 sq.ft	111 sq.m
Kitchenette		
WC		
Rear Yard/Parking		

Terms

The 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 **£26,000 (Twenty Six 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 £12,900.75 (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 solicitor's office falling within Class A2 (Financial & Professional Services) of the Town & Country Planning Use Classes Order 1987. We understand that permitted change to A1 Retail would be applicable.

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:
Mandeep Cheema

Email:
mc@linays.co.uk

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