

PETTS WOOD

59A QUEENSWAY

BR5 1EB

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – FIRST FLOOR LEARNING CENTRE (D1 USE) – 1048 SQ FT (97.36 M²)

Location

Petts Wood lies to the North of Orpington and to the South East of Bromley.

The premises are situated in a prominent position within an established parade directly opposite Morrisons Supermarket and car park.

Petts Wood mainline railway station is a short distance from the property (approx. 1-minute walk) providing regular services to central London.



Description

Comprises a self-contained first floor D1 learning centre, with a private entrance from Queensway.

The accommodation is arranged to provide a mixture of open plan and cellular offices.

The premises include ladies and gents' WCs and kitchenette.

Accommodation

(with approximate dimensions and net internal floor areas)

Total Net Internal Area 1048 Ft² (97.36 M²)

Terms

The premises are held upon a full repairing and insuring lease expiring on 31st August 2021. The current rental is: £15,493.80 per annum exclusive payable monthly in advance.

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

Legal Costs	Commercial Energy Performance Certificate
The ingoing assignee is to be responsible for the payment of both parties' legal fees.	Awaiting Assessment
VAT	
We have been advised by our clients that VAT will NOT be payable upon the rental amount under current legislation.	
Service Charge	
A service charge may be applicable to cover the costs of cleaning, managing and maintaining the common parts and structure.	Viewings
Town Planning	Available by prior appointment with Linays Commercial.
The property has most recently been used as an Learning Centre (D1).	<div data-bbox="993 1304 1297 1520" data-label="Image"> <p>LINAYS COMMERCIAL www.linays.co.uk 01689 875 511</p> </div> <p>Contact: Adrian Tutchings</p> <p>Email: commercialproperty@linays.co.uk</p>

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