

# PETTS WOOD

3 CHATSWORTH PARADE, QUEENSWAY

BR5 1DF

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**TO LET – CLASS E/A1 RETAIL UNIT – PROMINENT POSITION**

## Location

Petts Wood lies to the North of Orpington and the South East of Bromley. The property is situated in a prominent position on the established Chatsworth Parade, close to the junction with West Approach.

Petts Wood mainline railway station is approx. 50m away and the property benefits from very good levels of passing footfall. Surrounding occupiers include Morrisons, Costa Coffee & Card Factory plus several independent traders.



## Description

The property comprises a mid-terrace retail unit set out over ground floor with front forecourt areas.

Internally the premises are currently arranged to provide front sales area with rear ancillary storage, kitchenette and WC.

The property benefits from parking available at the roadside and a rear loading bay accessed via a shared service road.

## Accommodation

With approximate dimensions and floor areas)

Internal Width	17'1"	5.2m
Built Depth	37'4"	11.4m
Ground Floor Area	642sq.ft	59sq.m
WC		

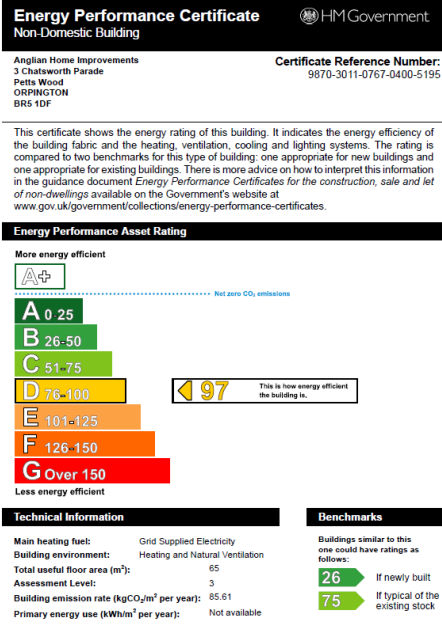
## Terms

The premises are available to let on the basis of a full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£22,000 (Twenty Two Thousand Pounds) per annum exclusive**. A rental deposit to the sum of 3 (Three) months rent is to be held by the Landlord.

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	CEPC
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £7,856.18 (2020/21 assessment). Interested parties are <b>strongly</b> advised to check the actual rates liability with the local authority directly.</p>	 <p><b>Energy Performance Certificate</b> Non-Domestic Building</p> <p>HM Government</p> <p>Anglian Home Improvements 3 Chatsworth Parade Pitts Wood ORPINGTON BR5 1DF</p> <p><b>Certificate Reference Number:</b> 9870-3011-0767-0400-5195</p> <p>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 <i>Energy Performance Certificates for the construction, sale and let of non-dwellings</i> available on the Government's website at <a href="http://www.gov.uk/government/collections/energy-performance-certificates">www.gov.uk/government/collections/energy-performance-certificates</a>.</p> <p><b>Energy Performance Asset Rating</b></p> <p>More energy efficient</p> <p>A 0-25 B 26-50 C 51-75 D 76-100 E 101-125 F 126-150 G Over 150 Less energy efficient</p> <p>97 This is how energy efficient the building is.</p> <p><b>Technical Information</b></p> <p>Main heating fuel: Grid Supplied Electricity Building environment: Heating and Natural Ventilation Total useful floor area (m<sup>2</sup>): 65 Assessment Level: 3 Building emission rate (kgCO<sub>2</sub>/m<sup>3</sup> per year): 85.61 Primary energy use (kWh/m<sup>3</sup> per year): Not available</p> <p><b>Benchmarks</b></p> <p>Buildings similar to this one could have ratings as follows:</p> <p>26 If newly built 75 If typical of the existing stock</p>
<h3>VAT/Legal Costs</h3>	
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon the rental amount. The prospective Tenant will be required to make a contribution towards the Landlord's legal fees.</p>	
Planning	Viewings
<p>We are advised the premises fall within Class E (Commercial, Business and Service) of the Town &amp; Country Planning Use Classes Order 1987. Interested parties should verify the planning use with the local planning authority.</p>	<p>Available by prior appointment with sole agents: Linays Commercial Limited.</p> <p>Contact: Mandeep Cheema      Email: mc@linays.co.uk</p>

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