

PETTS WOOD

129 QUEENSWAY

BR5 1DG

LINAYS

COMMERCIAL

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

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 trading position at the North end of an established parade at the junction with Franks Wood Avenue.

Petts Wood mainline railway station is approx. 0.2 miles away and the property benefits from very good levels of passing footfall. Surrounding occupiers include Co-op Funeral Directors, WHSmith plus several independent traders.



Description

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

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 plus a pay and display car park directly opposite.

Accommodation

With approximate dimensions and floor areas)

Sales Area	572 sq.ft	(53.1 sq.m)
Ancillary/ Storage	154 sq.ft	(14.3 sq.m)
Total Floor Area	726 sq.ft	(67.4 sq.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 **£20,000 (Twenty 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

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8,192.00 (2021/22 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

CEPC

129 Queensway Petts Wood ORPINGTON BR5 1DG	Energy rating C
Valid until 11 January 2029	Certificate number 9290-3009-0910-0900-0491

VAT

We have been advised by our clients that VAT **will** be payable upon the rental amount.

Internal Photograph



Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. **The above uses are all subject to Landlord's consent.** Consent will be required for any alterations (e.g. ventilation & extraction).

Viewings

Available by prior appointment with sole agents: 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/Lesseees 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/Lesseees 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