

PETTS WOOD

1 STATION SQUARE

BR5 1LY

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**TO LET – PROMINENT RETAIL UNIT – CLASS E PLANNING USE
TOTAL NET INTERNAL AREA APPROX. 700 SQ FT (65.03 SQ M)**

Location

Petts Wood lies to the North of Orpington and to the South East of Bromley. The property is situated within Station Square, occupying a prominent position within an established parade of retail units.

Surrounding occupiers include Costa Coffee, Sainsbury's Local, Iceland & William Hill. The Daylight Inn Public House and a range of independent retailers and restaurants/catering establishments are within close proximity

Pay and display parking is available at the roadside in Station Square and Petts Wood Railway Station is approximately 125 metres distant (1-minute walk), offering direct and frequent services to Central London and Sevenoaks.



Description

The subject property comprises the ground floor of a three-storey mid-terrace building of brick construction beneath a pitched roof.

Internally, the property provides an open plan sales area with suspended ceiling and vinyl flooring, rear ancillary areas, storage, WC and small external yard.

Accommodation

(with approximate dimensions and floor areas)

Sales Area:	410 sq ft	(38.09 sq m)
Rear Ancillary:	290 sq ft	(26.94 sq m)
WC:	-	-
Total Floor Area (NIA):	700 sq ft	(65.03 sq m)

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 **£20,000 (Twenty Thousand Pounds)** per annum exclusive, payable quarterly in advance.

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

VAT

We have been advised by our clients that VAT **will not** be payable upon rental amounts under current legislation.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable per annum upon the premises are £7,168. Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain relief from Business Rates under the Small Business Rate Relief Government Incentive and should contact the London Borough of Bexley Business Rates Department for further information.

Legal Costs

Each party to pay their own.

Use Class

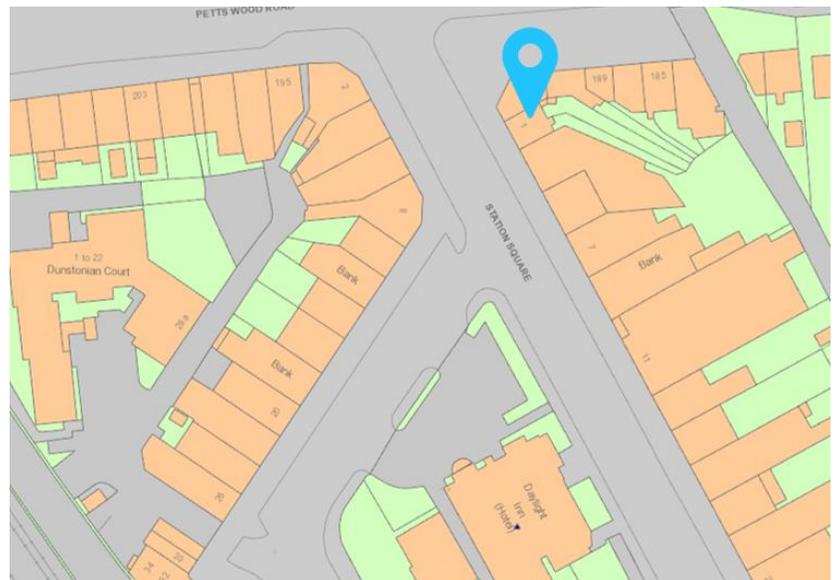
We understand the property falls under Class E of the Town & Country Planning Use Classes Order which allows the premises to be occupied for the purposes of retail, financial/professional services, café or restaurant (not take-away), clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation.

The above uses are all subject to the Landlord's consent. Consent will be required for any alterations (e.g. ventilation & extraction).

Commercial Energy Performance Certificate

1 STATION SQUARE PETTS WOOD ORPINGTON BR5 1LY	Energy rating <h1>D</h1>
Valid until 18 February 2031	Certificate number 7216-8594-3309-3199-6202

Location Plan



Viewings

Available strictly by prior appointment via sole agents:



Contact:
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