

# PETTS WOOD

188 PETTS WOOD ROAD  
BR5 1LG

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – RETAIL / CLASS E USE PREMISES – FORECOURT PARKING**

## Location

Petts Wood is located within the London Borough of Bromley. The town is popular with commuters and Petts Wood Rail Station is located approximately 150 metres from the property. Pay and display parking is available at the roadside in Station Square

The subject premises are situated in an established trading position on Petts Wood Road close the junction with Station Square and Woodland Way.



## Description

The subject premises are set out over ground floor level with front forecourt and rear yard/parking accessed from Woodland Way.

Internally the accommodation is arranged to provide open plan sales space, kitchenette and WC.

We believe the premises would be suitable for a wide variety of business including retail, retail or professional services.

## Accommodation

(with approximate dimensions and floor areas)

Internal Width: 18' 5.48m

Built Depth: 55'5" 16.9m

**Floor Area: 999 sq.ft 92sq.m**

Front Forecourt

Rear Yard / Parking

## Terms

The premises are available to let on the basis of a new effectively 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**, payable quarterly in advance.

**Available: February 2023**

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 £6487.00 (2022/23 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain partial relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of London Borough of Bromley.

## Legal Costs

The ingoing tenant is to be responsible for a contribution towards the Landlords legal fees in respect of this transaction.

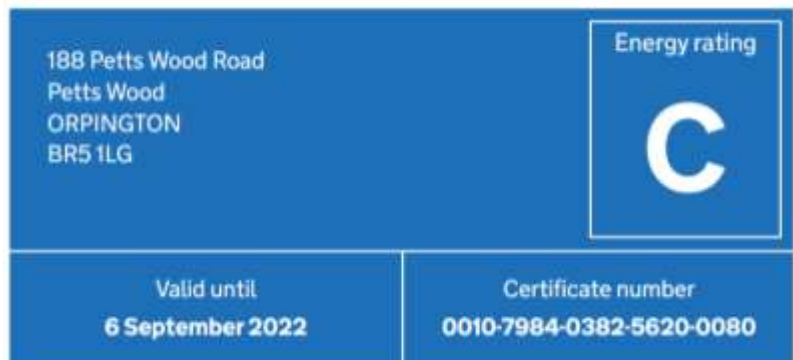
## VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

## 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, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's approval.

## Commercial Energy Performance Certificate



## Viewings

Available by prior appointment via Linays Commercial Limited.

