

PETTS WOOD

87 QUEENSWAY

BR5 1DQ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – RETAIL / CLASS E USE PREMISES – 728 SQ.FT(67.6 SQ.M)

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 50 meters from the property and provides direct services to London Victoria, Cannon Street, Charing Cross and London Bridge. Surrounding occupiers include Morrison's, Costa, Card Factory, Boots and a number of independent retailers. The subject property occupies a prominent trading location close to the junction with Nightingale Road. The general character of the area comprises commercial uses at ground level with the majority of upper parts providing residential dwellings.



Description

The subject premises comprise the ground floor of a two-storey mid terrace building. Externally the property has the benefit of a front forecourt. Internally the premises are arranged to provide an open plan sales area with kitchen, and WC's. We believe the premises would be suitable for a wide variety of business including retail or professional services. Our client is willing to include the rear garden and parking by way of a separate agreement at terms to be agreed.

Accommodation

(with approximate dimensions and floor areas)

Internal Width:	15'2"	4.64m
Sales Depth:	66'9"	13.m
Total Floor Area:	728sq.ft	67.6sq.m

WC's

Front Forecourt

Rear Garden (69sq.m) & Parking (Available Separately)

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.

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 £8108.75 (2023/24 assessment).

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

Each party to bear their own legal and professional fees.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental sum 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

87 Queensway
Petts Wood
ORPINGTON
BR5 1DQ

Energy rating

B

Valid until

24 March 2034

Certificate number

6398-9575-0144-7773-3032

Floor Plan

