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**AVAILABLE TO LET**

**1,772FT<sup>2</sup>/164M<sup>2</sup>**

**PETTS WOOD**

**BR5 1NA**

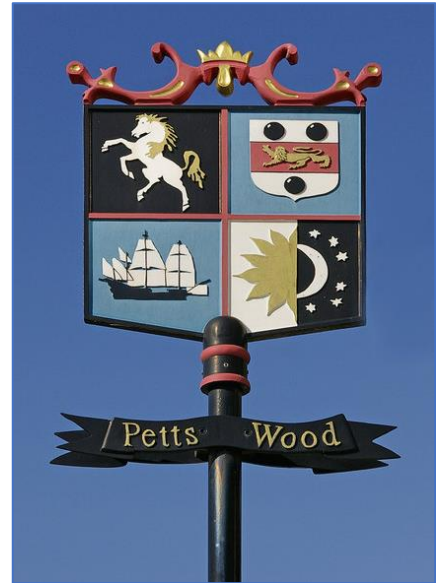
**12-14 STATION SQUARE**

**DOUBLE FRONTED GROUND FLOOR FORMER BANK PREMISES**

**SHELL CONDITION - EXTERNAL FORECOURT AREA**

**CLASS E PLANNING USE, WOULD SUIT A WIDE VARIETY OF**

**OCCUPIERS INCLUDING OFFICES, MEDICAL, LEISURE & RETAIL**



## LOCATION

Petts Wood is located within the London Borough of Bromley and lies to the North of Orpington and to the South East of Bromley. The town is well served for road transport with the M25 London orbital, M20 and A20 all within 15 minutes' drive and is popular with commuters and Petts Wood Rail Station is located approximately 30 meters from the building providing regular direct services to London Victoria, Cannon Street, Charing Cross and London Bridge.

12-14 Station Square occupies a prominent position with good levels of passing traffic close to the junction with Petts Wood Road and Fairway. Surrounding occupiers include Sainsburys Local, Medivet, Coffee X and The Daylight Public House.

## DESCRIPTION

The premises are arranged over ground and basement floor level forming part of a two-storey period style building previously occupied as a bank. Internally the accommodation is predominately rectangular in shape and is now in shell condition ready for a Tenant to fit out to their preferred specification. A basement is accessed via a dedicated staircase and provides additional storage space. Externally the unit comes with the benefit of a front forecourt and rear loading facilities.

## RATEABLE VALUE

We understand from the Valuation Office Agency (VOA) website that the rates payable are £TBA (2024/2025 assessment). Interested parties are strongly advised to check the actual rates liability with The London Borough of Bromley Business Rates department.

## ACCOMODATION

The property comprises the following approximate floor areas:

Floor Area	Sq.Ft	Sq.M
Ground Floor (NIA)	1772	164
Basement	264	24

## 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 **£45,000 (Forty Five Thousand Pounds)** per annum exclusive. The property is elected for VAT.

## PLANNING PERMISSION

Class E of the Town & Country Planning Use Classes Order 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. All uses are subject to Landlords consent.

## ENERGY PERFORMANCE CERTIFICATE

Certificate Number:  
Rating:

## VIEWINGS

Available by prior appointment via sole letting agents;

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