

PETTS WOOD

9 FAIRWAY

BR5 1EF

LINAYS COMMERCIAL

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

01689 875 511

TO LET – GROUND FLOOR RETAIL/CLASS E USE PREMISES

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 and the M20 within 15 minutes' drive.

The town is popular with commuters and Petts Wood Railway Station is located approx. 100m away providing rail connections to London Victoria, Cannon Street, Charing Cross and London Bridge.

The property is situated within an established parade benefitting from good levels of footfall and passing traffic. Pay and display parking is available at the roadside.



Accommodation

(with approximate dimensions and floor areas)

Internal Width:	17'9"	5.4m
Sales Depth:	35'7"	10.1m
Current office/sales Area:	635 sq ft	59 sq m
Potential office/sales Area:	1075sq ft	98.8 sq m
Male & Female WC's		
Staff Room / Kitchen		
Rear Yard /Parking (3 Cars)		

Description

The premises are arranged at ground floor level and comprise a mid-terrace commercial unit offering a front office/retail space with partitioned meeting rooms and ancillary offices. The property benefits from a modern glazed shop front, suspended ceiling and spot lighting. Internally the premises would suit a wide range of operators including office and retail occupiers. The rear of the property can be accessed via a service yard off of West Way and provides parking for 3 vehicles.

Subject to Vacant Possession.

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

Terms / Deposit

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 **£27,500 per annum exclusive**. Rents are to be payable quarterly in advance.

The ingoing Tenant will be required to lodge a rental deposit equivalent to a minimum of 3 (Three) months rent, to be held by the Landlords throughout the term of the lease.

Rating Assessment

We understand from the VOA that the rates payable on the premises are £11,102.75 (2025/26 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

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

Energy Performance Certificate

9 Fairway
Petts Wood
ORPINGTON
BR5 1EF

Energy rating

C

Valid until

12 September 2034

Certificate number

4981-4265-9420-9707-1513

Property type

Retail/Financial and Professional Services

Total floor area

133 square metres

Photo



Viewings

Available by prior appointment with Linays Commercial Limited.