

PETTS WOOD

7 STATION SQUARE

BR5 1LY

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – PROMINENT GROUND FLOOR RETAIL UNIT – APPROX. 1,238 SQ FT



Location & Description

Petts Wood is a town located within the London Borough of Bromley, lying to the north of Orpington and southeast of central Bromley.

The subject property occupies a prominent trading position upon Station Square, a popular local shopping destination comprising mock-Tudor style buildings surrounding a central Public House. Nearby occupiers include Sainsburys, Costa and Iceland. Petts Wood Station lies only 90 metres from the building, providing direct and regular services to central London.

The premises are currently arranged to provide an open plan sales area, rear staff ancillary, separate staff and customer WC facilities plus fenced rear parking area.

Accommodation

(with approximate dimensions and internal areas)

Total Internal Area:	1,238 sq ft	(115 m²)
Customer WC:	-	-
Staff WC:	-	-
Rear Yard:	481 sq ft	(44.69 m ²)

Terms

The premises are available to let from **March 2026**, on a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£38,000 (Thirty-Eight Thousand Pounds) per annum exclusive**. Rents shall be payable quarterly in advance.

Details prepared 29/10/25. 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

Ref: TA/5771

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £12,350 per annum (2023 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the Bromley Council Rates Department directly.

Legal Costs

Each party to bear their own legal fees incurred in respect of this transaction.

VAT

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

Commercial Energy Performance Certificate

Energy performance certificate (EPC)

7 Station Square
Petts Wood
ORPINGTON
BR5 1LY

Energy rating
C

Valid until: **9 August 2033**

Certificate number: **0811-8237-9002-0808-2602**

Property type: Retail/Financial and Professional Services
Total floor area: 118 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Viewings

Available strictly by prior appointment via Linays Commercial Limited:



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