

LINAYS

COMMERCIAL

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

01689 875 511

Location

Accommodation

(with approximate dimensions and floor areas)

Total Floor Area Approx: 530sq.ft 49sq.m

The premises are held on an existing Full Repairing and Insuring lease dated 21st February 2024 for a term of 5 years expiring 20th February 2029. The passing rent is **£12,000 (Twelve Thousand Pounds)** per annum exclusive. The rent is subject to review on 21st February 2027. The rent is exclusive of service charge, insurance, business rates, utilities and VAT. The lease is granted outside the security provisions of the Landlord and Tenant Act 1954. A premium is applicable.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2,594.80 (2026/27 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain 100% relief from the payment of Business Rates under the current small business rate relief incentive and should contact The London Borough of Bromley Business Rates Department for further information.

VAT

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

Legal Costs

The ingoing tenant is to be responsible for a contribution towards our clients legal fees.

Viewings

Available by prior appointment.

Email: mc@linays.co.uk

Fixtures, Fittings & Premium

Quantity	Item
2	Beauty Salon Beds
2	Two Seater Sofas
3	Free Standing Mirrors
1	High Frequency Facial Machine
1	G5 Massage Machine
1	Laser Teeth Whitening Machine
1	Spray Tan Machine
2	Wax Pots
1	Microdermabrasion Machine

Premium: Our client is seeking a premium to the sum of **£25,000 (Twenty Five Thousand Pounds)** for the above equipment.

Internal Photo

