

PETTS WOOD

7 FAIRWAY

BR5 1EF

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – A1 RETAIL PREMISES – PROMINENT POSITION

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, the M20 and the M2 within 15 minutes' drive.

The town is popular with commuters and Petts Wood Railway Station is located approx. 120m 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. Pay and display parking is available at the roadside. Surrounding occupiers include a number of retail and restaurant/takeaway operators.



Accommodation

(with approximate dimensions and floor areas)

| | | |
|-----------------------------|--------------|--------------|
| Internal Width: | 17'11" | 5.4m |
| Sales Depth: | <u>26'9"</u> | <u>10.1m</u> |
| Sales Area: | 425 sq ft | 39 sq m |
| Rear Store: | 329 sq ft | 30 sq m |
| WC & Kitchenette | | |
| Rear Yard /Parking (2 Cars) | | |

Description

The property is arranged over ground floor level and comprises a mid-terrace retail unit currently arranged to provide front office/retail space with extensive single storey rear ancillary storage. 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 2 vehicles as well as loading/unloading.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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/Lesseees 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/Lesseees 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 | Energy Performance Certificate |
|--|---|
| 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 £17,000 per annum exclusive. | |
| Rating Assessment | |
| We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5506.81 (2018/19 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. | |
| VAT | Viewings Available by prior appointment with Linays Commercial Limited. Contact: Mandeep Cheema Email: mc@linays.co.uk |
| We have been advised by our clients that VAT will NOT be payable upon the rental under current legislation. | |
| Planning | |
| The property has most recently been trading under Class A1 (Retail) of the Town & Country Planning Use Classes Order 1987. Interested parties are advised to make their own enquiries to The London Borough of Bromley Planning Department. | |