

# PETTS WOOD

101 QUEENSWAY

BR5 1DQ

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**TO LET – A1/A2/A3/A4/A5 PLANNING USE GRANTED  
TOTAL FLOOR AREA 1,861 SQ.FT (173 SQ.M) – PROMINENT POSITION**

## Location

Petts Wood lies just to the North of Orpington and to the South East of Bromley. The property is situated within a established parade in a central position on the 'Queensway' side. Surrounding occupiers include Costa, Boots, WHSmith, Santander and Morrison's. Petts Wood mainline railway station is within 200m of the property.



## Description

The premises comprise mid-terrace commercial unit currently arranged as predominantly open plan accommodation throughout. The property has recently been extended to the rear to provide additional raised sales/ storage area. The unit is finished to shell condition and awaits an in going tenants fit-out. The property benefits from front forecourt and allocated parking/ yard at the rear.

## Accommodation

(with approximate dimensions and floor areas)

Internal Width	16' 6"	(5.06m)
Sales Depth	55' 0"	(16.76m)
Built Depth	114' 0"	(34.75m)
Sales Area	896 sq.ft	(83.24 sq.m)

**Ground floor area    1861 sq.ft    (173 sq.m)**

## Terms

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 **£26,000 (Twenty Six Thousand Pounds) per annum exclusive** payable quarterly in advance.

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

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £8,627.50 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

## VAT

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

## Planning

The property has recently obtained planning permission for Change of Use from Shop (Class A1) to a Hot Food Takeaway (Class A5) and associated works, including new shopfront, extraction and ventilation equipment, and ancillary works. Full copies of the application and floor plans are available on request. We understand that permitted change to A1, A2, A3 & A4 is applicable. Interested parties are advised to make their own enquiries to the London Borough of Bromley Planning Department.

## Commercial Energy Performance Certificate

### Energy Performance Certificate Non-Domestic Building



101 Queensway  
Petra Wood  
ORPINGTON  
BR5 1DQ

Certificate Reference Number:  
9990-5930-0362-1880-0024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

79 This is how energy efficient the building is.

#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 73  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 74.59

#### Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built  
74 If typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Viewings

Strictly by prior appointment via Linays Commercial Limited.



Contact: Mandeep Cheema  
Email: mc@linays.co.uk

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