

PETTS WOOD

101 QUEENSWAY

BR5 1DQ

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – A1 RETAIL UNIT - APPROX 1,154 SQ.FT (107 SQ.M)

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 a mid-terrace shop unit currently arranged to provide front sales area with rear ancillary. The property has recently been extended by to the rear to provide a greater floor area.

The property benefits from a front forecourt and allocated parking at the rear.

Accommodation

(with approximate dimensions and floor areas)

Shop

Internal Width	19' 0"	5.8m
Built Depth	60' 6"	18.5m
Cloakroom/ WC		

Potential Sales Area Approx. 1,154 sq.ft 107 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

Ref: 4560

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £5,916.00 (2016/17 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.

Notes

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



101 Queensway
Petts 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.

Energy Performance Asset Rating

More energy efficient



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 (m²): 73
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 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:

Adrian Tutchings
Mandeep Cheema

Email:

commercialproperty@linays.co.uk
mc@linays.co.uk

THE PROPERTY MISDESCRIPTORS 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/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