

PETTS WOOD

2 CHATSWORTH PARADE, QUEENSWAY

BR5 1DF

LINAYS

COMMERCIAL

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**LEASE ASSIGNMENT – GROUND FLOOR CLASS E USE PREMISES
TOTAL FLOOR AREA APPROX 953 SQ FT (89 SQ M) – PROMINENT POSITION**

Location

Petts Wood lies to the North of Orpington and the South East of Bromley. The property is situated in a prominent position on the established Chatsworth Parade, close to the junction with West Approach.

Petts Wood mainline railway station is approx. 50m away and the property benefits from good levels of passing footfall.

Surrounding occupiers include Morrisons, Boots Pharmacy, Costa Coffee and Card Factory plus a range of independent retailers and restaurants/take-away units.



Description

The property comprises a mid-terrace retail unit set out over ground floor level and currently arranged internally to provide front sales area, customer WC and rear ancillary storage space. Loading/unloading is available via the rear service road accessed from West Approach. The premises were previously occupied as a restaurant/café and are fitted out accordingly.

Accommodation

With approximate dimensions and floor areas)

Internal Width	16'6"	5.06m
Sales Depth	37'7"	11.5m
Sales Area	584 sq.ft	54.2sq.m
Storage	369 sq ft	34sq.m
Ground Floor Area Approx.	953 sq ft	89 sq m

Terms

Lease Assignment - The premises are held on an existing Full Repairing and Insuring lease dated 29th March 2023 for a term of 15 (Fifteen) years expiring March 2038 subject to tenant-break clauses in March 2028 and March 2033. The passing rent is £22,000 (Twenty-Two Thousand Pounds) per annum exclusive, subject to rent reviews at 5 yearly intervals. The lease is granted within the security provisions of the Landlord and Tenant Act 1954. A rental deposit equivalent to the sum of £15,000 (Fifteen Thousand Pounds) is applicable. VAT is not applicable.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £7,485 (2024/2025 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

The ingoing Tenant is to provide a cost contribution by way of undertaking towards the existing Tenants legal and professional fees to the sum of £4,000 (Four Thousand Pounds) exclusive of VAT upon agreement of terms.

Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's consent.

Internal Photograph



CEPC

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

88

This is how energy efficient the building is.

Net zero CO₂ emissions