

LINAYS
COMMERCIAL

www.linays.co.uk

01689 875 511



AVAILABLE TO LET – NEW LEASE

PETTS WOOD

172-174 PETTS WOOD ROAD

BR5 1LG

DOUBLE FRONTED GROUND FLOOR RETAIL PREMISES

**FRONT FORECOURT & REAR YARD/PARKING - CLASS E PLANNING USE
WOULD SUIT OCCUPIERS INCLUDING RETAIL, RESTAURANT, OFFICES,
MEDICAL & LEISURE.**



LOCATION

Petts Wood is located within the London Borough of Bromley. The town is popular with commuters and Petts Wood Rail Station is located approximately 75 meters from the building providing direct services to London Victoria, Cannon Street, Charing Cross and London Bridge.

The subject property forms part of an established parade, close to the junction with Woodland Way and Station Square.

DESCRIPTION

The property comprises a two storey, mid-terrace, mixed use building of typical brick construction with rendered elevations set beneath part flat/part pitched roof with tile coverings. The available accommodation is at ground floor level and provides self-contained commercial premises. Externally the unit comes with the benefit of a front forecourt and rear loading/parking facilities accessed from Woodland Way.

Internally the space is predominantly rectangular in shape and arranged to provide front sales area, rear ancillary storage and WC.

RATEABLE VALUE

We understand from the Valuation Office Agency (VOA) website that the rates payable are **£11,477 per annum** (2024/2025 assessment). Interested parties are strongly advised to check the actual rates liability with The London Borough of Bromley Business Rates department.

ACCOMMODATION

No:	Floor Area	Ft ²	M ²
172	<u>Retail Unit</u>		
	Floor Area (Gross)	2,270	210
	WC	-	-
	Total Area (Gross):	2,270	210

TERMS

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£50,000 (Fifty Thousand Pounds)** per annum exclusive.

The property is **not** elected for VAT.

EPC

172, Petts Wood Road Petts Wood ORPINGTON BR5 1LG	Energy rating B
Valid until 16 September 2028	Certificate number 0720-0038-5969-2291-2002

PLANNING PERMISSION

Class E of the Town & Country Planning Use Classes Order 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, day centre, gymnasium/indoor recreation. All uses are subject to Landlords consent.

FURTHER INFORMATION

