

# PETTS WOOD

125 QUEENSWAY

BR5 1DG

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – RETAIL / CLASS E USE PREMISES – PARKING/REAR YARD**

## 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 150 metres from the property.

The subject premises are situated in an established trading position on Queensway close the junction with Franks Wood Avenue. Surrounding occupiers include Morrison's, Costa Coffee, Card Factory and a number of independent businesses.



## Description

The premises are set out over ground floor level with front forecourt and comprise a mid-terrace unit arranged internally to provide sales area with rear ancillary storage space.

The property benefits from a recessed shopfront, detached garage and a rear yard providing parking for approx. 2-3 vehicles.

We believe the premises would be suitable for a wide variety of business including retail or professional services.

## Accommodation

(with approximate dimensions and floor areas)

Sales Area:	459 sq.ft	(42m <sup>2</sup> )
Recessed Shopfront:	80 sq.ft	(7.5m <sup>2</sup> )
Potential Sales Area:	635 sq.ft	(59m <sup>2</sup> )
Storage:	71 sq.ft	(6.5m <sup>2</sup> )
Detached Rear Garage:	182 sq.ft	(16.9m <sup>2</sup> )
Rear Yard / Parking		

## 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 **£18,000 (Eighteen Thousand Pounds) per annum exclusive**, payable quarterly in advance.

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 £7,235.50 (2024/25 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of London Borough of Bromley.

## VAT

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

## 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 approval.

## Commercial Energy Performance Certificate

## Viewings

Available by prior appointment via Linays Commercial Limited.

