

HUMMERSTONE & HAWKINS

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PETTS WOOD

FORMER BANK PREMISES TO LET



'E' Class lock up premises available on pre-existing lease.

Floor area of C. 89.62sq m. / 965sq. ft

Premises includes a rear garden plus one parking space

Prominent position in the heart of a main shopping street

High volumes of passing trade / Rail station within 100 metres

Property available due to business relocating.

97 Queensway

Petts Wood

BR5 1SG

Tenure: TO LET

Rental: £25,000 per annum.

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Petts Wood is a popular commuter town which is located within the London Borough of Bromley. The town lies some 2 miles south of Chislehurst, around 1.5 miles north of Orpington and approx. 4.8 miles southeast of Bromley.

Petts Wood mainline rail station is around 100 metres away with excellent rail connections to London Victoria, Cannon Street, Charing Cross and London Bridge.

The subject property is situated on Queensway close to its junction with West Approach and Woodhurst Avenue. Nearby occupiers include: Boots, Costa, Card Factory, Morrisons, Waitrose and WH Smith's amongst a number of independent and specialist retailers.

For customers there is parking available on the roadside plus in nearby pay & display car parks.

DESCRIPTION:

The subject property comprises a ground floor lock up premises with the upper floor flat having been sold off on a long lease. The premises have become available to let due to the previous occupiers Touchwood Vintage Designs relocating.

A recessed entrance leads into the main rectangular shaped public area. At the rear there is access through to a store area plus a staff toilet and kitchen. A door from the kitchen leads out to a rear garden. The property includes one parking space at the rear of the garden.

Access to the first floor flat is at the rear and the occupier has a right of access across the garden.

TENURE:

The property is offered as part of a 5 year lease from 2022 at a rental of £25,000 per annum with a break clause in 2025.

A minimum 3 month rental deposit will be required.

EPC:

97 QUEENSWAY PETTS WOOD ORPINGTON BR5 1SG	Energy rating C
Valid until 23 September 2030	Certificate number 3740-7057-9406-3460-0225

RATES:

We understand from the current tenant that the property qualifies from small business rate relief, but we advise all parties to make their own relevant enquiries with the local council.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent.

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Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate

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