



**BAXTER PHILIPS**  
**020 8313 9000**

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**SHOP TO LET**  
**E-Class Use**

**194 PETTS WOOD ROAD**  
**ORPINGTON**  
**BR5 1LG**

**LOCATION:**

The subject premises are located on Petts Wood Road close to Station Square and Fairway. Petts Wood is an urban town centre with a number of national multiples in evidence including Iceland, Sainsburys Local, restaurants and bars. The major district of Bromley is approximately 4 miles away.

**DESCRIPTION:**

The subject retail premises forms part of a popular retail parade and provides return frontage, forecourt and rear yard.

**ACCOMMODATION:**

The premises afford the following approximate net internal areas.

Sales Area:	329 sq ft
Rear Staff Area:	55 sq ft
Rear Courtyard:	101 sq ft
Forecourt:	Space for 1 car

**TERMS:**

A new full repairing and insuring lease is available direct from the landlord, on a term to be agreed.

**RENT:**

£14,000 per annum exclusive

**RATES:**

RV 2023	£8,600
UBR 2023-2024	49.9p in the £

Small business rate relief maybe applicable if the rateable value is £15,000 or below. Please find further details using this link at <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

**EPC:**

**Rating: C-64**

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

**SERVICES:**

The mention of any appliances or services in these particulars does not imply they are in working order.

**V.A.T.:**

The terms quoted exclude VAT.

**VIEWING:**

Via sole agent:



Philip Lapper - Baxter Philips

Tel: 020 8313 9000

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**Subject to contract**

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