



Unit 2, 126-128 High Street, Penge, London, SE20 7EZ

Prime position shop and small basement – Leasehold
020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

Unit 2, 126-128 High Street, Penge, London, SE20 7EZ

£25,000 Per Annum Exclusive

LOCATION: - The property is situated in the centre of Penge High Street, a popular local shopping environment between Crystal Place and Beckenham. The High Street serves an extremely densely populated residential catchment in the surrounding area and the property shares the vicinity with a mixture of multiple and secondary traders. Nearby multiples include Superdrug, Coral, GDK, Pizza Hut, McDonald's, KFC, Greggs and Betfred. There are short-term parking bays available on the High Street which encourages quick stop trade and foot-flow is further enhanced by a nearby pedestrian crossing.

DESCRIPTION: - The property comprises a ground floor lock-up shop with a small storage basement beneath. The property currently operates as an education centre but is considered suitable for a wide variety of businesses. The property has security shuttering, suspended ceiling and a rear fire exit.

ACCOMMODATION: -

Gross frontage	5.79m (19ft)
Internal width	5.60m (18ft 4)
Shop depth	13.31m (43ft 7)
Sales area	70.60m ² (760ft ²)
Basement	15.32m ² (165ft ²) approx.
Internal WC	

USE/PLANNING: - We understand the property currently falls within Class E of the latest Town & Country Planning (Use Classes) Order and is considered suitable for a variety of uses.

TENURE: - The property is offered by way of an assignment of an existing Lease, for a term of 15 years from October 2018 subject to 5 yearly upward only rent reviews.

The Lease is contracted inside the security of tenure provisions of the Landlord & Tenant Act 1954, Part II, as amended.

It is possible that a new Lease may be available and interested parties should make enquiries of the letting agents in that regard.

RENT/PRICE: - The current passing rent is £25,000 per annum exclusive. This rent is due for review in October of 2023.

BUSINESS RATES: - The property has a rateable value of £20,750 from 1 April 2023. Interested parties should contact the local authority to confirm the rates PAYABLE and any transitional reliefs available. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an Energy Performance Certificate rating of 77 within Band D.

VAT: - We are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

www.hnfproperty.com
info@hnfproperty.com



Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

7th March 2023



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

7th March 2023



specialist advice on all property matters