



126-128 High Street, Penge, SE20 7EU

Prime Positioned Shop and Basement to Let

020 8681 2000

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specialist advice on all property matters

126-128 High Street, Penge, London, SE20 7EU

£25,000 Leasehold

LOCATION: - The property is situated in the centre of Penge High Street, a good local shopping area between Crystal Palace and Beckenham. The High Street serves an extremely densely populated residential community in the surrounding area and the property shares the vicinity with a mixture of multiple and secondary retailers. Multiples include McDonalds, Ladbrokes, KFC. The property benefits from the proximity of a pedestrian crossing which ensures enhanced pedestrian foot flow.

DESCRIPTION: - The property comprises a ground floor lock-up shop with small storage basement beneath. The property has been recently operating as a shoe/luggage shop but will suit a variety of retail trades. The property has a suspended ceiling, floors, small kitchenette and WC with rear access to the service road. There are also roller security shutters across the front.

ACCOMMODATION:

Gross frontage	5.79m	(19')
Internal Width	5.6m	(18'4)
Shop Depth	13.31m	(43'7)
Sales Area	70.6m ²	(760ft ²)
Basement	15.32m ²	(65ft ²)

USE/PLANNING: - We understand the property currently falls within Class A1 (General Retail) of the current use classes Order and would suit a variety of retail trades.

TENURE: - The property is offered by way of a new lease, the length of which is to be negotiated.

RENT: - An initial rent of £25,000 (twenty five thousand pounds) per annum exclusive

BUSINESS RATES: - The property has a ratable value of £22,000. Interested parties should contact the local authority to confirm the rates PAYABLE.
www.tax.service.gov.uk/business-rates-find/search

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

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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

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Viewings by prior arrangement - call our team for more information

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