



161 High Street, Penge, London, SE20 7QU

Prime shop to let located in the centre of Penge High Street available under a new lease with no premium

020 8681 2000 | info@hnfproperty.com



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£25,000 per annum exclusive

LOCATION: - The property is situated fronting Penge High Street in the centre of the main retailing pitch of Penge and in a highly visible position. Penge High Street is a suburban retail location and the property shares the vicinity with a mixture of multiples and good local traders. Multiples nearby include Shoe Zone, William Hill, Poundland, St Christopher's Hospice and Boots the Chemist. The Blenheim Centre, which houses Peacocks, Iceland and Wilko, is virtually opposite and Harvey & Thompson and Papa Johns are directly opposite. There are short term pay and display parking bays available on Penge High Street and unrestricted car parking in side roads and the parade is able to service a relatively densely populated residential catchment in the surrounding area.

DESCRIPTION: - The property comprises a ground floor lock up shop which is to benefit from the installation of a brand-new shop front. The property is roughly rectangular in shape, as the attached plan demonstrates. The property is considered suitable for a wide variety of uses.

ACCOMMODATION:

Gross frontage 5m
Internal width 4.80m
Maximum shop depth 17.35m
Sales area 80.88m² (870ft² approx)
Internal WC

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

USE/PLANNING: - We understand the property currently falls within Class A2 (Retail/Office) of the current Use Classes Order and is suitable for retail office or retail uses or other uses subject to any necessary consents.

RENT: - An initial rent of £25,000 per annum exclusive is sought.

EPC RATING: - The property has an Energy Performance Certificate rating of 104 within Band E 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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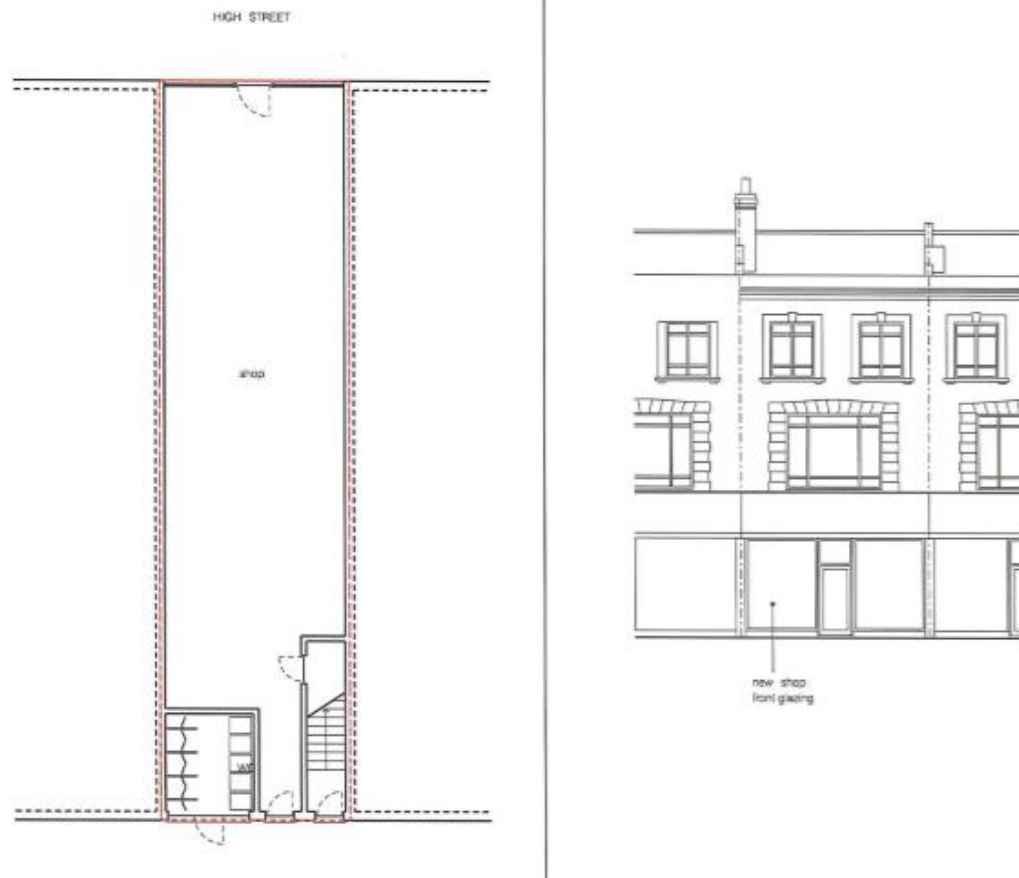
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