



167-169 High Street, Penge, London, SE20 7DS

Large double fronted Class E unit to let.

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167-169 High Street, Penge, London, SE20 7DS

Rent: £57,500 per annum exclusive

LOCATION: - The property is situated in the centre of the High Street in Penge in Southeast London with an excellent frontage and high visibility. Penge is a popular southeast London High Street location servicing an extremely densely populated residential catchment in the surrounding area. Penge High Street is also a major thoroughfare between Crystal Palace and Beckenham and the property benefits from vast quantities of passing vehicular traffic ensuring good exposure. The property shares the vicinity with a mixture of specialist local and multiple occupiers with nearby multiples including Burger King, Dominos, Iceland, and Boots Pharmacy. The property is positioned between Cake Box and St Christopher's Hospice.

DESCRIPTION: - The property comprises a double fronted ground floor shop fronted unit with an excellent frontage and rear fire exit. The property has 3m ceiling heights, solid floors and it is to be provided in shell and core condition ready for a tenant's fit-out.

ACCOMMODATION: -

Gross frontage 11.5m
Internal width 9.9m narrowing to 8.5m after 3m and widening again to 9.5m after a further 5.5m. Narrowing to 7m after a further 6.2m and to 5.2m after a further 4m.

Maximum shop
Depth 22.24m
Sales area **176m (1895 sqft) approx.**

USE/PLANNING: - We believe the property falls within Class E (Retail/ Office) of the current Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses.

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

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

RENT/PRICE: - An initial rent of £57,500 (fifty-seven thousand five hundred pounds) per annum exclusive is sought.

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

BUSINESS RATES: - The property has a current rateable value of £50,500 but this will be due to be reassessed once works have been undertaken as such works will self-contain the upper floors and reduce the ground floor area to be assessed.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has a current EPC assessment of 76 within band D but a new EPC has been commissioned in respect of the ground floor only.

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

020 8769 0161

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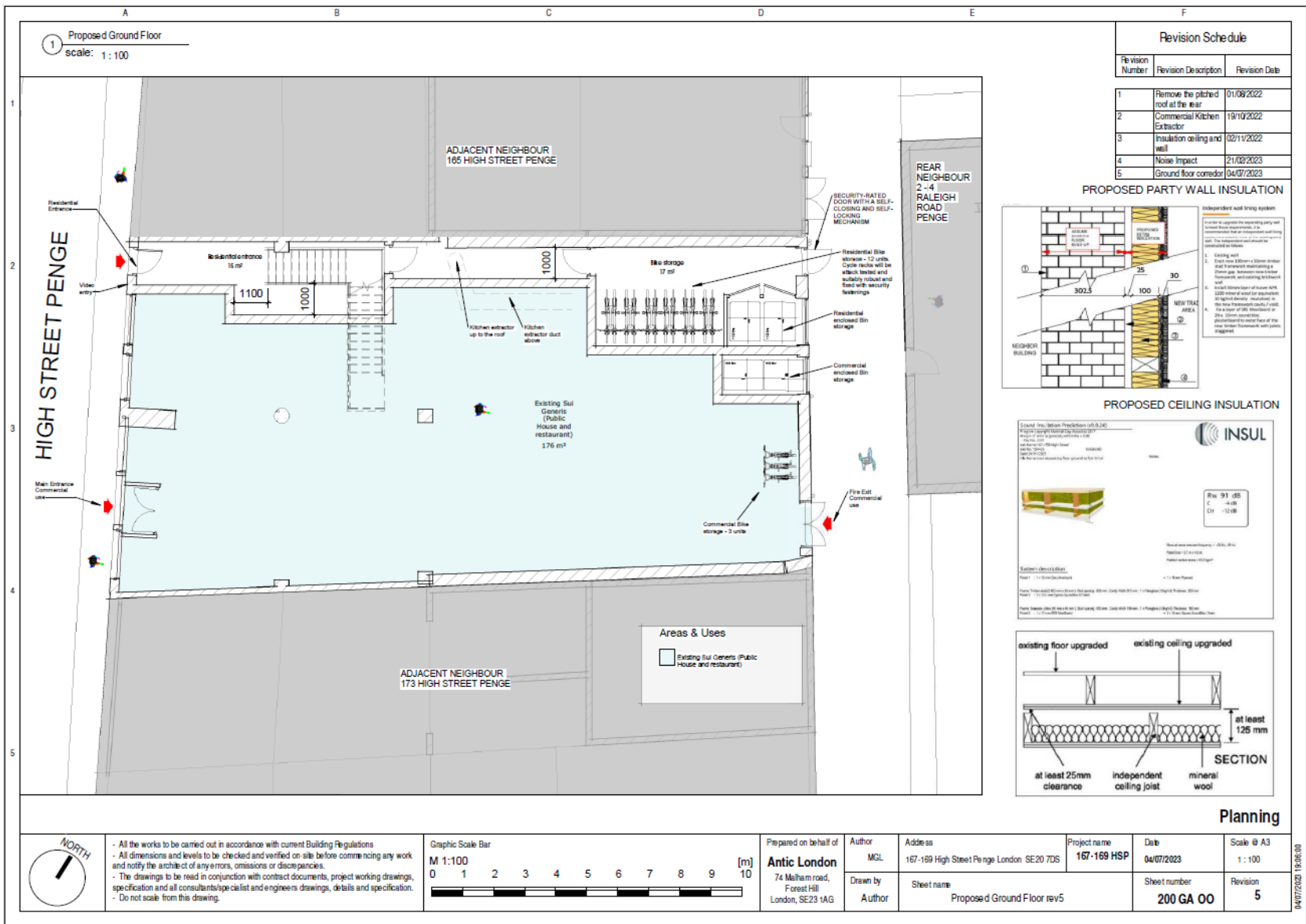
Viewings by prior arrangement - call our team for more information.

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28th January 2025



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