



171 High Street, Penge, London, SE20 7DS

A sizeable ground floor lock-up shop in a prominent position to let under a new lease.

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Rent: £30,000 per annum exclusive

LOCATION: - The property is situated in the centre of the High Street in Penge, in south-east London, with an excellent frontage and high visibility. Penge is a popular south-east 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 the nearby multiples including Burger King, Domino's, Iceland, and Boots Pharmacy.

DESCRIPTION: - The property comprises a ground floor shop fronted unit with a visible frontage and rear fire exit. The property is currently partitioned as a sales area and rear ancillary. There is a WC.

ACCOMMODATION: -

Gross frontage 5.411m (18ft) approx.
Internal width 5.411m (18ft) narrowing to 4.909m (16ft)
Maximum depth 12.897m (42ft)
Sales area 72.81² (783ft²)
Bike Store 1.8m² (19ft²)
Bin Store 2.4m² (26ft²)
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 believe the property falls within Class E of the current Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses.

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

RENT: - An initial rent of £30,000 (thirty thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £20,250. Interested parties should make enquiries of the Local Authority in respect of the rates payable.

EPC RATING: - The property has an EPC rating of 79 within Band D.

VAT: - All capital figures quoted are exclusive of VAT and enquiries should be made to the agents in this regard.

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

020 8769 0161

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HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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Date: 07/10/2025



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