



122 – 124 High Street, London, SE20 7EZ

Prime double fronted premises on High Street with storage & office space



020 8681 2000

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£40,000 Per Annum Exclusive

LOCATION: -

The property is situated on the High Street in Penge, a short distance from Penge West and Penge East stations, that provide services via London Overground and Southern Rail. Multiple local bus routes run along the High Street. There is easy access north towards Central London and there are good road links to surrounding areas.

The property shares the vicinity with a mixture of local/specialist traders and multiples including Halifax bank, Greggs, Superdrug, Coral, pizza Hut and McDonalds. There is a pedestrian crossing immediately nearby, which enhances foot flow to the pitch. Penge has a densely populated and increasingly affluent catchment.

DESCRIPTION: - The property comprises a large double fronted unit, currently laid out as open plan sales space with a counter to the rear with offices, WC and stores behind. There is a very small rear yard.

The first floor is arranged as additional storage, staff WC and kitchenette capable of providing breakout facilities. of an open retail space with

offices, WC's and storage behind. On the first floor there is further storage, staff WC and a kitchenette big enough to provide breakout space.

ACCOMMODATION:

Ground Floor 1,509 Sq ft / 140.19 Sq m
First Floor 840 Sq ft / 78.04 Sq m
Male and female WCs
Small yard

USE/PLANNING: - The property currently falls within Class E (Retail / Office) of the current Use Classes Order and is considered suitable for a wide variety of trades.

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

RENT/PRICE: - An initial rent of **£40,000** per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £36,000. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING:

An EPC has been commissioned and will be available upon request.

VAT: - We are advised that VAT will not be chargeable on rents.

VIEWINGS: -

Joint Agents

Viewings by prior arrangement please.

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Viewings by prior arrangement - call our team for more information

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