



James ashley
commercial
property consultants

203 High Street | Penge | London | SE20 7PF
PRIME LOCK-UP SHOP TO LET

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- ground floor
- 85.93 m² (925 ft²) approx.
- 'e' use class
- new lease available
- rent: £25,000 per annum
- alternative uses considered - s.t.p.

DESCRIPTION

Mid terrace lock-up shop arranged over the ground floor, currently an open plan front sales area, with separate office and storeroom.

We understand that the premises have an 'E' Use Class, which includes; retail, leisure, medical restaurant and office. Alternative uses will be considered, such as educational - subject to planning.

LOCATION

Situated in a prime position on the High Street (A234), between Cottingham Road and Kingsdale Road in the centre of Penge.

Neighbouring occupiers include; Sainsburys, Argos, JD Wetherspoon, Topps Tiles, TLC, Domino's, Cake Box, St Christopher's, Burger King, Papas John, Iceland, Peacocks, Card Factory, Boots, Admiral, together with a good mix of other independent and local traders.

Penge East, Penge West and Kent House mainline railway stations, together with Beckenham Road tram stop are all within walking distance, providing services to London Victoria, Highbury & Islington, Wimbledon, Beckenham Junction, West Croydon and Orpington. There are also various buses serving the area located on the High Street.

ACCOMMODATION

| | | | |
|--------------|----------------------|---------------------|--------|
| Ground floor | 85.93 m ² | 925 ft ² | N.I.A. |
|--------------|----------------------|---------------------|--------|

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £14,000. Contact Bromley Council on 0300 303 8659 to confirm what amount is actually payable.

VIEWING

By prior appointment by contacting the landlords retained letting agents:

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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