


james ashley commercial
property consultants

153 High Street | Penge | London | SE20 7DS

# PRIME LARGE SHOP TO LET

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- ground floor
- 162.58 m² (1,750 ft²) approx.
- 'sui generis' use (former betting shop)
- new lease available
- rent: £30,000 per annum
- alternative uses considered - s.t.p.

## DESCRIPTION

Mid terrace lock-up shop arranged over the ground floor previously occupied by a betting shop, arranged as an open plan sales area, kitchen/staff room, staff WC, cleaners cupboard, store room and customer/disabled WC.

We understand that the premises have a 'Sui Generis' Use. Alternative uses will be considered such as; retail, restaurant, take-away, leisure, medical, or educational - subject to planning.

## LOCATION

Situated in a prime position on the High Street (A234), between Southey Street and Green Lane (A213) in the centre of Penge.

Neighbouring occupiers include; Greggs, KFC, McDonalds, Cake Box, Costa Coffee, Admiral, Betfred, Superdrug, Pizza Hut, Coral and Burger King, 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 | 162.58 m² | 1,750 ft² | 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 £34,500. Contact Bromley Council on 0300 303 8659 to confirm what amount is actually payable.

## VIEWING

By prior appointment by contacting the landlords sole letting agents:

**James Stefanopoulos** or **Ashley Brudenell**






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