



James ashley
commercial
property consultants

137 High Street | Penge | London | SE20 7DS
PRIME LOCK-UP SHOP TO LET/FOR SALE

137 High Street | Penge | London | SE20 7DS | LOCK-UP SHOP TO LET/FOR SALE

- ground floor
- 96.62 m² (1,040 ft²) approx.
- 'e' use class
- rent: £24,000 per annum
- income: £31,320 per annum (flats)
- freehold available - price on application

DESCRIPTION

Mid terrace lock-up shop arranged over the ground floor, currently an open plan front sales area, with separate office, kitchenette, storeroom, single WC and rear access/fire exit.

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.

The upper parts comprise a self-contained 2 bedroom maisonette and 1 bedroom flat, rented out on Assured Shorthold Tenancy agreements. Further information can be provided upon request.

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, Poundland, KFC, William Hill, McDonalds, Cake Box, Papa Johns, Costa Coffee, Admiral, Pep & Co, Boots, Betfred, Superdrug, Pizza Hut, GDK, Coral, Card Factory, Peacocks, Iceland, Wilko 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	96.62 m ²	1,040 ft ²	N.I.A.
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TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed. Alternatively, the entire building is available for sale Freehold, with the two AST's in place and vacant shop.

BUSINESS RATES

We understand that the current rateable value is £14,250. Contact Bromley Council on 0300 303 8659 to confirm what amount is actually payable.

VIEWING

By prior appointment by contacting the landlords sole agents:

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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