

PENGE

93 PENGE ROAD

SE20 7UN

LINAYS

COMMERCIAL

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**TO LET - GROUND FLOOR UNIT – A1 RETAIL/A2 OFFICE USE
400 SQ.FT (37 SQ.M) OR 560 SQ.FT (52 SQ.M)**

Location

Penge is a densely populated residential suburb located some 8 miles south-east of central London.

The premises is situated within an established parade in a prominent main road position, surrounding occupiers comprise a number of local and independent traders.

The property is located approximately half a mile East from Birkbeck Railway Station and less than a mile South West from Norward Junction offering regular railway services to central London.



Description

The property comprises an end-of-terrace ground floor retail unit currently arranged to provide open plan front sales area plus kitchenette and WC facilities.

Our client is willing to split the demise to suit the requirements of an ingoing tenant. Please see plan overleaf. We are offering the red outlined area in isolation or the entire ground floor.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor Retail:

Front Sales Area:	400 sq.ft	37 sq.m
Rear Sales Area:	160 sq.ft	14 sq.m
Sales Area:	560 sq.ft	52 sq.m
Kitchenette & WC		

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£11,000 (Eleven Thousand Pounds)** or **£15,000 (Fifteen Thousand Pounds)** per annum exclusive depending on required sales floor area. Rents payable quarterly in advance.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

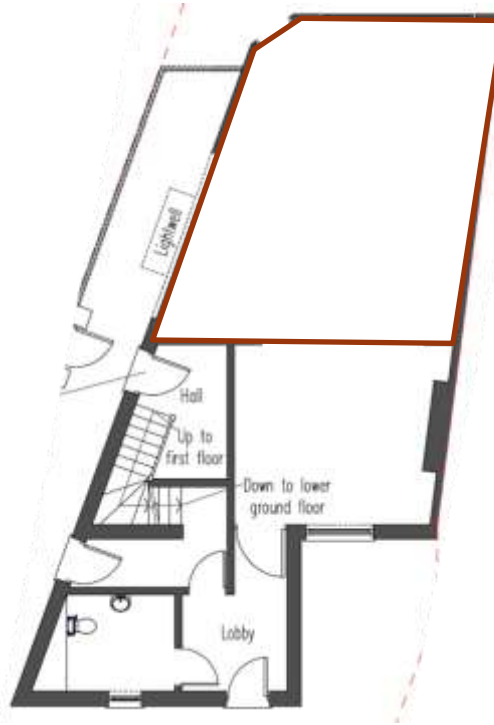
These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor premises are £3,845.40 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Bromley Business Rates Department.

Plan



VAT

We have been advised by our clients that VAT will not be payable upon the rental price under current legislation.

Commercial Energy Performance Certificate

Legal Costs

Each party to bear their own legal and professional fees.



Notes

Viewings

Available by prior appointment via Linays Commercial Limited.



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