

PENGE

49 HIGH STREET

SE20 7HW

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – A1 RETAIL PREMISES – PROMINENT POSITION

Location

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

Penge West Railway Station is approximately 200 metres to the West of the property, offering mainline services to London Bridge. Penge East Railway Station is less than 300 metres to the North East of the property offering regular services to London Victoria.

Surrounding occupiers include a mixture of retail, restaurant, takeaway and professional office occupiers.



Description

Situated in a prominent main road position (A234) within an established parade.

Comprises a mid-terrace lock up shop unit arranged over ground floor level. The shop provides an open plan sales area, a single partitioned ancillary room, kitchenette and WC. The unit would lend itself to a variety of uses.

Accommodation

(with approximate dimensions and floor areas)

Internal Width	15'4"	(4.67 m)
Sales Depth	19'0"	(5.79 m)
Sales Area	291 sq.ft	(27.07 m ²)
Rear Office	77 sq.ft	(7.18 m ²)
Total Floor area approx.	368 sq.ft	(34.18 m²)

Price

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£12,000 per annum exclusive** 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

Ref: TA/4931

Rates

We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor shop/office are £3,944 (2018/2019 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

VAT

We are advised by our clients that VAT **will not** be payable on the price agreed under current legislation.

Commercial Energy Performance Certificate

Energy Performance Certificate

Non-Domestic Building



49, High Street
LONDON
SE20 7HW

Certificate Reference Number:
9425-3018-0799-0900-4621

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

◀ 118 This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 40
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 167.88

Benchmarks

Buildings similar to this one could have ratings as follows:
33 If newly built
88 If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



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Toby Allitt
Mandeep Cheema

Email:
property@linays.co.uk
mc@linays.co.uk

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