# **PENGE**

49 HIGH STREET

**SE20 7HW** 



26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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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 m²)
Rear Office 77 sq.ft (7.18 m²)

Total Floor area approx. 368 sq.ft (34.18 m<sup>2</sup>)

#### **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 propert

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.

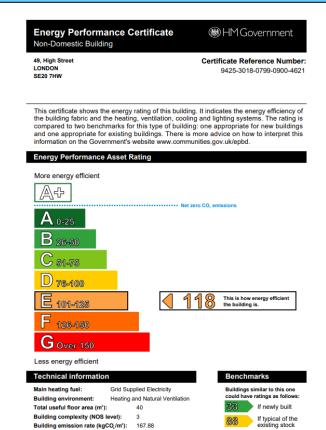
## **Legal Costs**

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**



# **Viewings**

Available by prior appointment via Linays Commercial Limited.



Contact: Email:

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