

PENGE

121 ANERLEY ROAD

SE20 8AJ

LINAYS

COMMERCIAL

26A STATION SQUARE
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LEASE AVAILABLE – A1 RETAIL UNIT – 787 SQ.FT (73 SQ.M)

Location

Penge is a densely populated residential suburb located some 8 miles south-east of central London, 1.5 miles north-west of Beckenham and 3 miles north-east of Croydon. The area is served by the A234 and A213 roads, whilst Anerley and Penge West Rail Stations provide regular services to London Victoria and London Bridge respectively. In addition, several bus routes run along Anerley Road.

This property is well located in a central position on Anerley Road (A214), close to the junction with William Booth Road where free roadside parking is available.

Occupiers close by include Co-op, Anerley Halls, BP Petrol Station plus several independent retailers.



Accommodation

(with approximate dimensions and floor areas)

Internal Width:	12'1"	3.6m
Sales Depth:	64'5	19.6m
Ground Floor Total:	787 sq.ft	73 sq.m
Basement Storage	768 sq.ft	54sq.m

Description

The property is of brick construction and comprises an end of terrace retail unit over ground and basement floor levels. The property was previously trading as a pharmacy and is currently arranged to provide ground floor open plan retail space with rear ancillary and WC. The basement is accessed via an internal staircase and provides storage space. Internally the premises would suit a wide range of operators. Features include security shutters, suspended ceilings and air conditioning (all untested).

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

Terms

The premises are held upon an existing full repairing and insuring lease expiring 1st July 2027. **The current rental is £20,000 per annum exclusive.** The rent is subject to review at 5 yearly intervals. The Lease is contracted within the security provisions of Landlord and Tenant Act 1954. A copy of our client's lease is available on request.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,106.20 (2019/20 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

VAT

All figures quoted are exclusive of VAT, where applicable.

Plant and Equipment

Please note that none of the equipment or systems in the property have been tested to ensure that they are in working order. Proposed purchasers/lessees are recommended to make their own investigations.

Energy Performance Certificate

Energy Performance Certificate HM Government
Non-Domestic Building

Kamsons Pharmacy
121 Anerley Road
LONDON
SE20 8AJ

Certificate Reference Number:
0930-4933-0338-4110-6060

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ (Building Rating)

Net zero CO₂ emissions

85 (Building Emissions)

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	126
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	58.43
Primary energy use (kWh/m ² per year):	345.62

Benchmarks

Buildings similar to this one could have ratings as follows:

30	If newly built
87	If typical of the existing stock

Viewings

Available by prior appointment with Linays Commercial Limited.

Contact:
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