

Hooper

NAYLOR FRIEND

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## **WELL POSITIONED SHOP AND BASEMENT TO LET**

LOCATED IN A HIGH STREET POSITION AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

**152 HIGH STREET, PENGE, SE20 7EU**

### **LOCATION**

The property is situated with a frontage to Penge High Street close to its junction with Parish Lane/Croydon Road in a prominent but secondary position. The property is directly opposite a main Police Station and NatWest Bank and there are numerous other multiples in the vicinity including Specsavers, Lidl, Sainsburys and Abbey plc. The property is immediately adjoining a Dominos Pizza. Penge is a good local High Street serving a densely populated residential catchment in the surrounding area.



## **DESCRIPTION**

The property comprises a ground floor shop with basement storage beneath in a Parade of similar units. The property has security shuttering across the entire frontage and natural light from front and back with an additional window at the rear. The basement is full height and is suitable for basic storage. There is a WC in the basement area.

## **ACCOMMODATION**

Frontage	6.00m (19'7)
Internal Width	3.99m (13'10) narrowing to 3.32m (10'9) and widening again to 3.35m (11'1) to the rear
Maximum Shop Depth	21.94m (72')
Sales Area	83.61m <sup>2</sup> (900 ft <sup>2</sup> ) (approx)
5 Basement Storage Areas	78.96m <sup>2</sup> (850 ft <sup>2</sup> ) (approx) in total
Basement WC	
Forecourt	23.22m <sup>2</sup> (250 ft <sup>2</sup> ) (approx)

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

## **TENURE**

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

## **USE/PLANNING**

We understand the property currently falls within Class A1 (General Retail) of the current Town and Country (Use Classes) Order, and would suit a variety of trades. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **RENT**

An initial rent of **£16,000 (sixteen thousand pounds)** per annum exclusive is sought.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.