

Hooper

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# **PRIME SHOP** **AND SMALL BASEMENT** **TO LET**

LOCATED IN THE STRONGEST TRADING PITCH IN PENGE AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

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

## **LOCATION**

The property is situated in the centre of Penge High Street, a good local shopping area between Crystal Palace and Beckenham. The High Street serves an extremely densely populated residential community in the surrounding area and the property shares the vicinity with a mixture of multiple and secondary retailers. Multiples include Cash Converters, McDonalds, Ladbrokes, KFC, QS and Pizza Hut. Barclays Bank is virtually opposite. The property benefits from its proximity to a pedestrian crossing which ensures enhanced pedestrian foot flow.

**PHOTOGRAPH GOES HERE – GO TO NEXT PAGE**

## **DESCRIPTION**

The property comprises a ground floor lock up shop with a small storage basement beneath. The property has most recently operated as a household goods store but would suit a variety of retail trades. The property has a suspended ceiling, largely solid floors and internal kitchenette and WC and rear access to a service road. The property has shutters across the frontage.

## **ACCOMMODATION**

Gross Frontage	5.79m	19'
Internal Width	5.60m	18'4
Shop Depth	13.31m	43'7
Sales Area	70.60m <sup>2</sup>	760 ft <sup>2</sup> (approx)
Basement	15.32m <sup>2</sup>	165 ft <sup>2</sup> (approx)

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential 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 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 **£24,000 (twenty four 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.