

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF
TEL 020 8766 0123 • FAX 020 8761 6472
EMAIL info@hoopernaylorfriend.co.uk

TWO INTERCONNECTING SHOPS **TO LET**

AVAILABLE AS A DOUBLE UNIT OR INDEPENDENTLY AND AVAILABLE UNDER A NEW LEASE OR LEASES THE LENGTH OF WHICH IS TO BE NEGOTIATED

134 & 136 HIGH STREET
PENGE SE20 7EU

LOCATION

The property is situated set behind forecourts in the centre of Penge High Street amongst a mixture of multiple and more local traders. Nearby multiple retailers include Boots Pharmacy, QS, KFC, McDonalds and the property is immediately adjoining a Subway sandwich bar. Other multiples nearby include Domino's Pizza, MoneyShop and Santander which are immediately opposite. The property benefits from considerable passing vehicular traffic which is particularly heavy during the rush hour periods and there is a fair amount of pedestrian flow generated by the property's proximity to multiple retailers but also short term parking bays that are in the general vicinity.



DESCRIPTION

The properties comprise two adjoining and interconnecting shops currently used for clothing retail. The properties are set behind good sized forecourts which can be used for external display and the properties have solid floors, suspended ceilings and modern shop fronts.

ACCOMMODATION

Gross Overall Frontage **10.66m** **35'**

No. 134

Internal Width **4.60m** **15'11"**
Built Depth **20.81m** **68'3"**
Maximum Sales Area **97.54m²** **1,050 ft² (approx)**
Currently partitioned
Internal WC

No. 136:

Internal Width **4.78m** **15'7"**
Built Depth **20.60m** **67'6"**
Maximum Sales Area **96.15m²** **1,035 ft² (approx)**
Forecourt **56.20m²** **605 ft² (approx) in total**

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 properties are offered by way of a new lease or leases on full repairing and insuring terms, the length of which is/are to be negotiated.

USE/PLANNING

We understand the properties currently fall within Class A1 (General Retail) of the current Town and Country (Use Classes) Order, and would suit a variety of trades either collectively or individually. 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

In the event of individual lettings, each shop is available at an initial rent of **£27,500 (twenty seven thousand five hundred pounds)** per annum exclusive is sought. In the event of a single letting, a rent of **£50,000 (fifty 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.