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LOCK UP SHOP OR OFFICES
A1/A2 TO LET

196 HIGH STREET
PENGE
SE20 7QB

LOCATION:

The subject property is located on the northern side of High Street Penge (A234) close to the junction of Kent House Lane and almost adjacent to Tesco Express. Penge High Street forms a small district town centre with a number of national multiples including McDonalds, Sainsburys, Iceland and High Street banks.

The area is well served by public transport with bus services passing along the High Street, both Kent House and Penge East railway stations being within approximately half a mile and the Croydon Tramlink service at Beckenham Road.

DESCRIPTION:

The property forms a ground floor retail unit which is part of a parade of similar style units set below residential upper parts. Externally there is an aluminium shop front. The property benefits from A2 (office retail business) and A1 retail.

ACCOMMODATION:

The premises have the following approximate areas:

Retail Area:	352 sq ft – 32.7 sq m
Back Office	117 sq ft – 10.8 sq m
Rear Kitchen	80 sq ft – 7.43 sq m

Total Area: 550 sq ft – 51.1 sq m

RENT:

£12,000 per annum exclusive

TERMS:

Available by way of a new lease on effective FR&I terms set outside the renewal provisions of the 1954 Landlord & Tenant Act.

SERVICES:

The mention of any appliances or services in these particulars does not imply they are in working order.

LEGAL COSTS:

Each party to bear their own legal costs incurred in this transaction.

RATES:

RV 2017 £6,400

UBR 2019-2020 49.1p in the £

Small business rate relief maybe applicable if the rateable value is £15,000 or below. Please find further details using this link at <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

EPC:

Rating: C-55

V.A.T.:

The above property is not elected for VAT

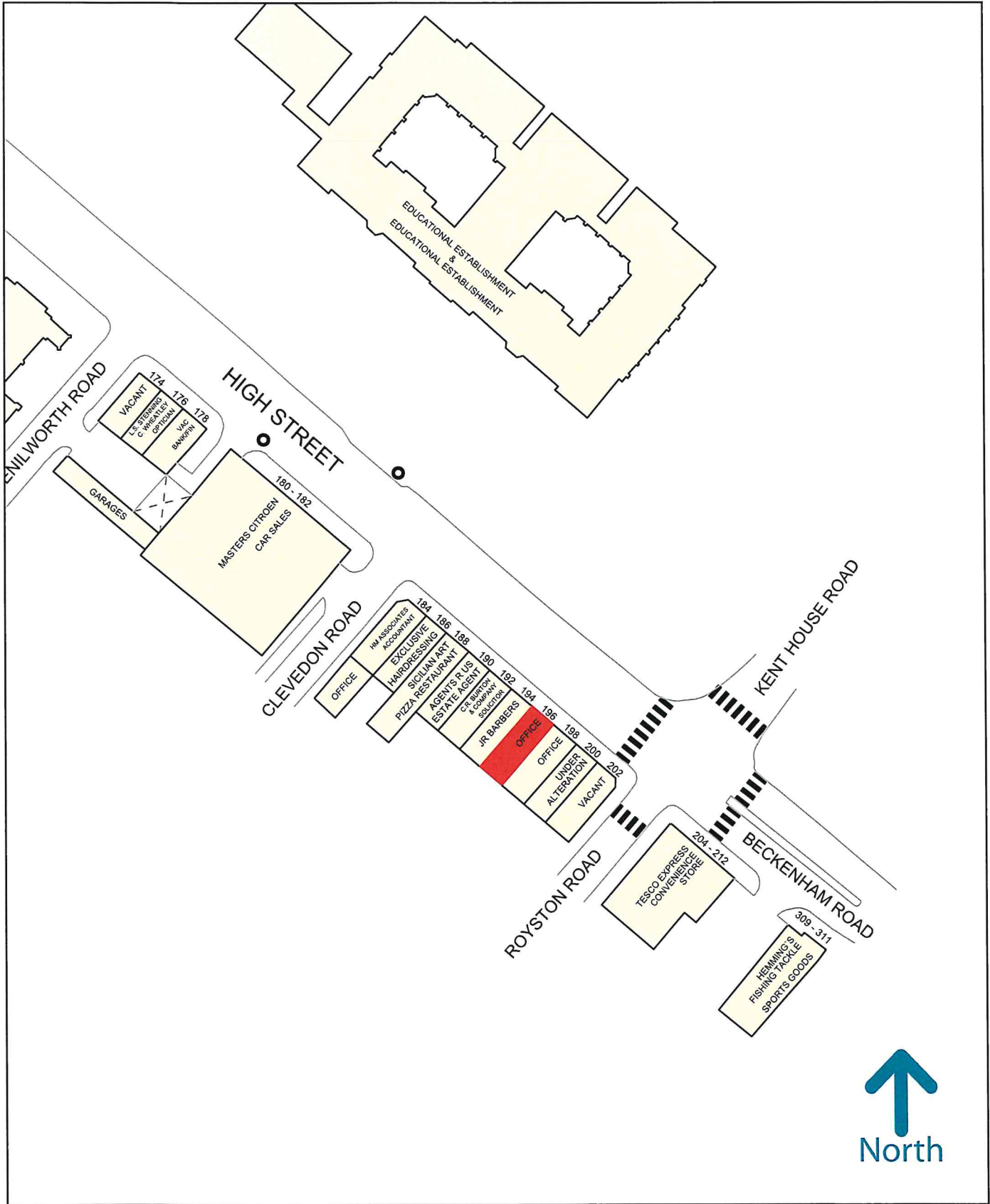
VIEWING:

Strictly via sole agents Baxter Philips
Tel: 020 8313 9000

Subject to contract

Northside House · 69 Tweedy Road · Bromley · Kent BR1 3WA · T: 020 8313 9000 · E: info@baxterphilips.co.uk

Misrepresentation Act 1967, these particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Baxter Philips Limited and its employees have no authority to make any representation or give any warranty to this property.



50 metres

Experian Goad Plan Created: 31/05/2019
Created By: Baxter Philips

