

# CLASS E UNIT TO LET



## PENGE -117B HIGH STREET, LONDON, SE20 7DS



### LEASE TERMS

The premises are available by way of a new effective FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

### RENT

Offers in excess of £9,750 pax  
Suitable surety to include a rent deposit and personal guarantee will be required subject to status.

### USE

Class E. The unit has the potential to suit numerous uses.

### BUSINESS RATES

To be assessed

### TIMING

Immediate

### LEGAL COSTS

Each party to be responsible for their own costs.

### EPC

To be assessed.

### VIEWING

Access can be arranged through the sole agent NJWE

Subject to Contract.  
30/05/2023

- Self-contained unit
- New lease
- No premium
- Class E
- Busy London suburb
- Newly refurbished
- Low rent

### LOCATION

The subject property is located on the corner of High Street and Southey Street in the main trading area of busy Penge High Street. The newly refurbished unit is set back slightly from the High street adjacent to Galloways estate agents.  
Penge East station 0.4 miles, Penge West Station 0.5 miles

### NEARBY OCCUPIERS IN PENGE

Galloways, My Party Place, Superdrug, GDK, McDonalds, Sainsbury (free car park), BHF, Greggs, Poundland, KFC, Boots, Londis, Burger King

### ACCOMMODATION

The premises are arranged over ground floor and first floor with a GF WC. The property extends to the following approximate net internal floor areas:-

Ground floor	191 sqft	17.7 sqm
First Floor	123 sqft	11.4 sqm
Total area	314 sqft	29.2 sqm

Plans are available on request.

### CONTACT

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