



James ashley
commercial
property consultants

137 High Street | Penge | London | SE20 7DS
MIXED-USED INVESTMENT FOR SALE

137 High Street | Penge | London | SE20 7DS | FREEHOLD INVESTMENT FOR SALE

- ground, first & second floors
- comprising a shop & two flats
- 206.24 m² (2,220 ft²) approx.
- e & c3 use classes
- combined income: £55,320 per annum
- price: £895,000 freehold

DESCRIPTION

Mid terrace lock-up shop arranged over the ground floor, currently an open plan front sales area, with separate office, kitchenette, storeroom, single WC and rear access/fire exit. We understand that the premises have an 'E' Use Class, which includes; retail, leisure, medical restaurant and office.

The upper parts comprise a self-contained 2 bedroom maisonette and 1 bedroom flat, Further information can be provided upon request.

LOCATION

Situated in a prime position on the High Street (A234), between Southey Street and Green Lane (A213) in the centre of Penge.

Neighbouring occupiers include; Greggs, Poundland, KFC, William Hill, McDonalds, Cake Box, Papa Johns, Costa Coffee, Admiral, Pep & Co, Boots, Betfred, Superdrug, Pizza Hut, GDK, Coral, Card Factory, Peacocks, Iceland, Wilko and Burger King, together with a good mix of other independent and local traders.

Penge East, Penge West and Kent House mainline railway stations, together with Beckenham Road tram stop are all within walking distance, providing services to London Victoria, Highbury & Islington, Wimbledon, Beckenham Junction, West Croydon and Orpington. There are also various buses serving the area located on the High Street.

ACCOMMODATION

Ground floor shop	96.62 m ²	1,040 ft ²	
First Floor Flat	41.34 m ²	445 ft ²	
Maisonette	68.28 m ²	735 ft ²	
TOTAL	206.24 m²	2,220 ft²	N.I.A.

TENURE

Freehold, with the benefit of a new 15 year lease from January 2025 at a rent of £24,000 per annum. The flats are both rented out on Assured Shorthold Tenancies at rents of £1,250 and £1,050 per month respectively.

FURTHER INFORMATION

Contact the vendors sole selling agents: -

James Stefanopoulos or Ashley Brudenell



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