



**James ashley**  
**commercial**  
property consultants

108-110 High Street | Penge | London | SE20 7EZ  
RESTAURANT LEASE FOR SALE

# 108-110 High Street | Penge | London | SE20 7EZ | RESTAURANT LEASE FOR SALE

- ground floor
- 132.85 m<sup>2</sup> (1,430 ft<sup>2</sup>) approx.
- 'e' use class I fully fitted cafe
- outside seating I rear parking
- passing rent: £22,000 per annum
- **premium: offers invited**

## DESCRIPTION

Mid terrace double fronted fully fitted restaurant premises currently trading as a cafe, arranged over the ground floor with a front seating area (60-70 covers), open plan kitchen, sales counter with refrigerated display, rear preparation room, store room, customer and staff WC's, rear garden/customer seating area and one off-street car parking space.

We understand that the premises have an 'E' Use Class, but historically had Restaurant (A3) and Hot Food Take-Away (A5) uses. Further information on weekly takings and what equipment is included in the sale, can be provided upon request.

## LOCATION

Situated in a prime position on the High Street (A234), between Maple Road and Croydon Road (A213) in the centre of Penge.

Neighbouring occupiers include; Greggs, Tesco, Iro Sushi, Coral, Favorite Chicken & Ribs, Betfred, KFC, Superdrug, McDonalds, Poundland, Cake Box, Iceland, Domino's, Peacocks, Costa Coffee, Card Factory, Pizza Hut, St Christopher's, GDK, William Hill and Burger King.

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	132.85 m <sup>2</sup>	1,430 ft <sup>2</sup>	N.I.A.
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## TENURE

Assignment of a 25 year Lease (Inside of the Landlord & Tenant Act) from April 2009, with 5 yearly Rent Reviews.

## BUSINESS RATES

We understand that the current rateable value is £30,250. Contact Bromley Council on 0300 303 8659 to confirm what amount is actually payable.

## VIEWING

By prior appointment by contacting the retained sole agents:

**James Stefanopoulos or Ashley Brudenell**

