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**GILDERSLEVE  
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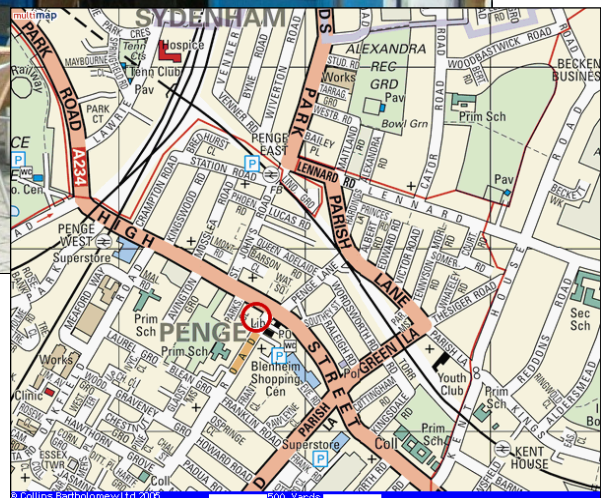
Commercial Property Consultants

## GROUND FLOOR CAFÉ WITH RESIDENTIAL UPPER PARTS FREEHOLD INVESTMENT FOR SALE

www.gpccommercial.co.uk



**113 High Street, Penge,**  
**Surrey, SE20 7DT**



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# CHARTERED SURVEYORS

*Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.*

# 113 High Street, Penge, Surrey, SE20 7DT

## Location:

The property is situated in a prominent position in the High Street within an established parade comprising a mix of retail and commercial premises.

## Description/Accommodation:

The property comprises a ground floor Café with the benefit of an A3 Licence currently operating as the Hard Edge Café together with a one bedroom flat above.

The ground floor comprises an open plan seating area with additional forecourt seating together with rear kitchen and storage/preparation areas.

The approximate floor areas are as follows:

Sales area:	33.44 sq m	(360 sq ft)
Kitchen:	5.58 sq m	( 60 sq ft)
Rear Preparation and Storage Area:	5.95 sq m	( 64 sq ft)

There is rear access to the property which is useful in terms of deliveries.

At first floor level is a self-contained one bedroom flat.

## Tenancies:

The ground floor is leased to Mehdi Breteche trading as The Hard Edge on effective full repairing and insuring terms expiring on 4th August 2021 subject to 5 yearly rent reviews at a current rent of £16,000 pax.

The first floor flat is let on a an Assured Shorthold Tenancy currently let at £6,600 per annum.

## Terms:

The freehold interest is available for sale subject to the above tenancies. Offers are sought in the region of £360,000 plus VAT (if applicable) subject to contract.

## Legal Costs:

Each party to be responsible for their own legal costs incurred in this transaction.

## Business Rates:

Rateable Value is £5,500 and the UBR for 2011/12 is 42.6p in the £.

## Energy Performance Certificate:

Awaiting Energy Performance Certificate

## **Property Misdescriptions Act 1991**

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

## **Code of Practice**

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website [leasingbusinesspremises.co.uk](http://leasingbusinesspremises.co.uk)

## Viewing

Strictly by appointment with Sole Agents  
**Gildersleve & Payne**

Nick Payne MRICS

Or Jane Pearce BA (Hons)

Tel: 01883 723888

Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

