

INVESTMENT
FOR SALE

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G&P PROPERTY
COMMERCIAL FOCUS

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



**GROUND FLOOR CAFE WITH RESIDENTIAL UPPER
PARTS**

FREEHOLD INVESTMENT FOR SALE

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

Nick Payne MRICS
nickp@gpcommercial.co.uk

David Sutton BA (Hons)
davids@gpcommercial.co.uk

020 8686 4400

info@gpcommercial.co.uk

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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 cafe with the benefit of an A3 Licence currently operating as The Hard Edge Cafe together with a one bedroom flat above.

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

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

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

Tenancy Details

The ground floor is leased to Christian Breteche trading as The Hard Edge Cafe on effective full repairing and insuring terms for a period of 10 years from 15th September 2022 at a current rent of £16,000 pax. There is a Tenant break clause and rent review at the 5th year.

The first floor flat is let on an Assured Shorthold Tenancy currently let at £995 pcm.

Internal Area

Net internal areas as follows:

Sales Area	33.44 sq m	360sq ft
Kitchen	5.58 sq m	60 sq ft
Rear Preparation and storage area	5.95 sq m	64 sq ft
Total	44.97 sq m	484 sq ft

Terms

The freehold interest is available for sale subject to the above tenancies.

Price

£400,000 plus VAT (if applicable), Subject to Contract.

Business Rates

According to the Government website the Rateable value is £6,700. The UBR for 2022/23 is 49.9p in the £.

Legal costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate

Energy performance rating:

Restaurant is D (93)

Flat: D (67)



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Property Misdescriptions Act

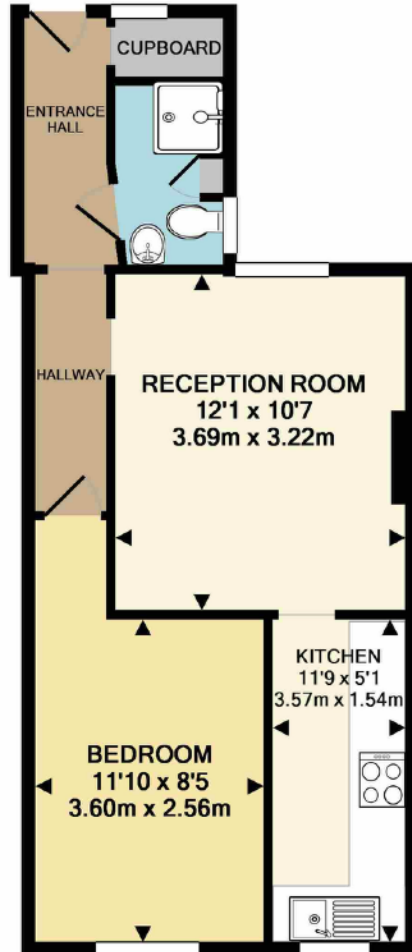
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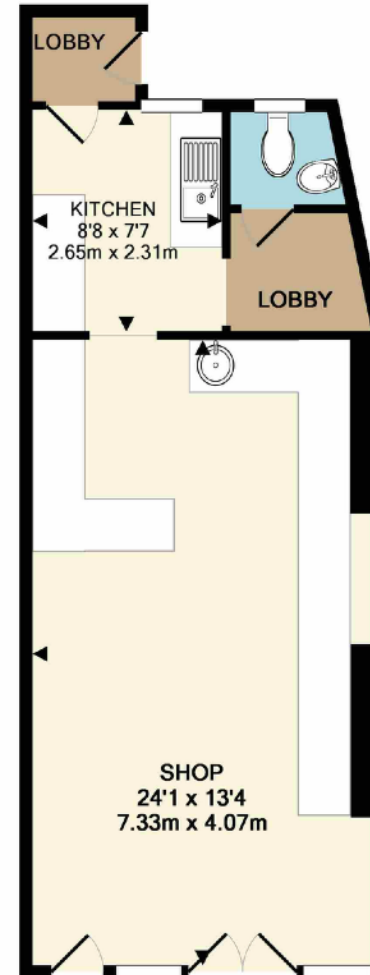


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TOTAL APPROX. FLOOR AREA 398 SQ.FT. (37.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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TOTAL APPROX. FLOOR AREA 441 SQ.FT. (41.0 SQ.M.)

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