



**jamescommercial**  
property consultants

Rear of 137 High Street | Penge | SE20 7DS  
**COMMERCIAL PREMISES TO LET**

# Rear of 137 High Street | Penge | SE20 7DS | COMMERCIAL PREMISES TO LET

- ground floor
- former personal training studio
- 34.84 m<sup>2</sup> (375 ft<sup>2</sup>) approx
- rent: £695 per calendar month
- new lease/licence available
- alternative uses will be considered - stp

## DESCRIPTION

Self-contained former personal training studio, arranged as an open plan room at the front, a further smaller room to the rear, with a shower and WC.

We understand that the premises benefit from D2 (Leisure) use. Alternative uses will be considered, such as office, medical, educational, training, workshop or storage, subject to planning and covenant status.

## LOCATION

Situated near the High Street (A234) in Penge, just off Southey Street accessed via a shared service road behind the shops and close to various amenities.

Penge West, Penge East and Kent House mainline railway and Overground stations are all approximately a 10-minute walk away, providing services into central London, Croydon and Bromley. There are also various buses serving the area located on the High Street.

## ACCOMMODATION

Ground	34.84 m <sup>2</sup>	375 ft <sup>2</sup>	N.I.A.
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## TENURE

A new Full Repairing and Insuring Lease or Licence Agreement is available, on terms to be agreed.

## BUSINESS RATES

We understand that these premises are exempt from paying any business rates, due to small business rates relief.

## VIEWINGS

Contact sole letting agents: -

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