

TO LET

THE MAPLE TREE PUBLIC HOUSE

52-54 MAPLE ROAD
PENGE
LONDON
SE20 8HE

PUBLICHOUSE AVAILBLE TO LET

ARRANGED OVER GROUND FLOOR
AND BASEMENT/CELLAR

MEASURES C. 3,100 SQFT GIA

PLUS FRONT BEER GARDEN

AVAILABLE ON A NEW LEASE

Elem^{RE}



PROPERTY

The property comprises a public house available to let. The accommodation extends circa 3,100 sqft (288 sqm) Gross Internal Area (GIA), arranged over the ground floor and basement/cellar. The ground floor provides circa 2,450 sqft (227 sqm), with a further circa 650 sqft (61 sqm) located within the basement/cellar.

The premises are in good condition throughout. The ground floor comprises a front trading area incorporating a bar and customer seating, together with rear customer WCs and a fully fitted commercial kitchen. The basement provides a beer cellar and additional storage accommodation. Externally, the property benefits from a beer garden to the front, providing attractive outdoor trading space.

The premises benefit from Sui Generis use class and are available exclusively for use as a public house. Proposals for alternative uses within Sui Generis will not be considered, nor will offers which propose a different use.

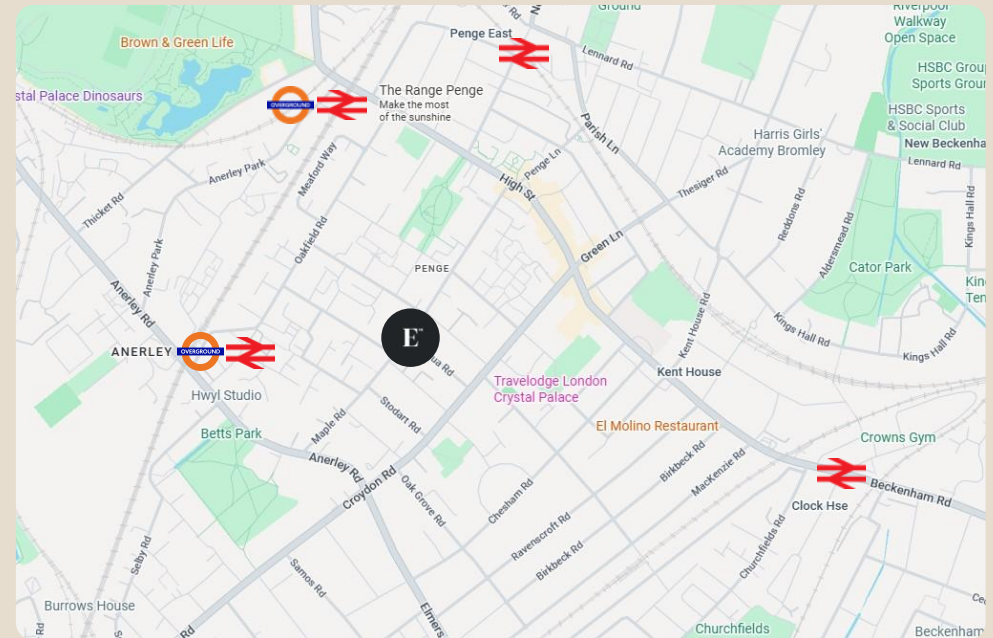
LOCATION

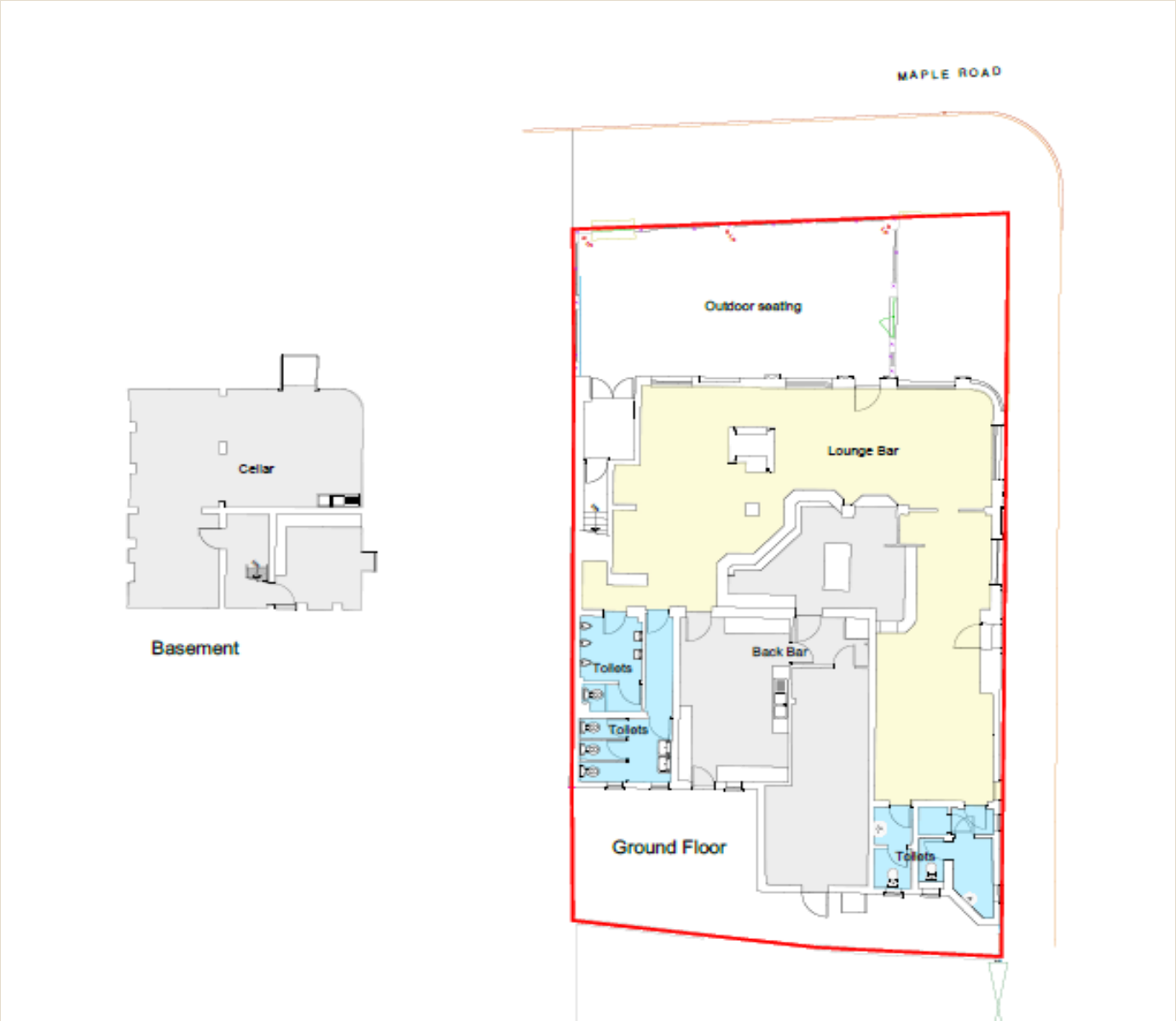
The property occupies a prominent corner position on Maple Road at its junction with Padua Road in the heart of Penge, and is ideally situated within easy walking distance of both Crystal Palace and Anerley.

Maple Road links Penge High Street (A234) to the north with Anerley Road (A214) to the south, with the property positioned approximately midway along the road. Whilst Maple Road is predominantly residential in character, it benefits from a selection of ground floor commercial premises concentrated towards the Penge High Street end.

Penge High Street provides an extensive range of national and independent occupiers, including Tesco, Sainsbury's, Superdrug, McDonald's, Costa Coffee, Burger King and Topps Tiles, alongside a variety of local retailers, cafés and services.

The property also benefits from excellent public transport connectivity. Anerley Station is the closest, located approximately 0.4 miles (an 8 minute walk) away, providing London Overground and Southern Rail services within Fare Zone 4. Additional connections are available from Penge East, Penge West and Clock House stations, all within approximately 0.6 miles (a 12 minute walk), offering services on the Southeastern Rail network and providing access across London and the South East.





GUIDE RENT & PROPOSED LEASE TERMS

Guide Rent: £32,500 per annum exclusive, payable quarterly in advance.

Lease: The property is available by way of a new Full Repairing and Insuring (FRI) lease, offered directly by the freeholder.

Term: A proposed term of 15 years from commencement.

Security of Tenure: The lease will be granted with security of tenure pursuant to the Landlord and Tenant Act 1954.

Rent Reviews: Five-yearly open market rent reviews.

Premium: The property is available with no premium payable.

Tie: The letting will be free from any tie.

VAT

We understand the property is not opted-to-tax and therefore that VAT is not payable on the rent.

BUSINESS RATES

The property has a current Rateable Value of £20,000, as assessed by the Valuation Office Agency under the latest rating list, effective from 1st April 2026.

Interested parties are advised to make their own enquiries with the Valuation Office Agency to verify the exact amount of Business Rates payable. However, we estimate the annual liability to be in the region of £10,000.

USE CLASSIFICATION

The property benefits from a Sui Generis Use Class, permitting its operation as a public house.

The landlord will only consider proposals from pub operators. Offers based on any alternative Sui Generis use, or on a change to any other use class, will not be considered.

EPC

The property sits within band “C”. A copy of the EPC is available on request.

VIEWING & FURTHER INFORMATION

Please contact sole agents Elem Real Estate on:

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LEGAL DISCLAIMER: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Elem Estates Ltd, their clients or any joint agents have authority to make or give any representation or warranty whatsoever in relation to this property.