

PECKHAM

189 RYE LANE

SE15 4TP

LINAYS

COMMERCIAL

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**TO LET – FULLY REFURBISHED GROUND FLOOR RETAIL PREMISES
ALTERNATIVE USES CONSIDERED – PROMINENT POSITION**

Location/ Description

Peckham is a thriving suburb of London located within the Borough of Southwark in a multi-cultural densely populated community. Rye Lane is the Centre of Peckham which brings focus to the towns busy, creative and quirky atmosphere. The street features indie boutiques, trendy nightspots including bars in the rail archways and rooftop terraces, a retro cinema plus an array of eateries and local independent traders.

Peckham Rye Rail Station which is soon to be refurbished as part of an ongoing town regeneration scheme, is located to the north-east and provides direct access to the extensive facilities of central London.

The property comprises a mid-terrace self-contained retail unit forming part of a refurbished mixed-use building. The ground floor is currently arranged to provide open plan sales area and rear staff facilities.

The unit is to be handed over in shell condition ready for an ingoing Tenant to fit out to their required specification.



Accommodation

(with approximate dimensions and floor areas)

Internal Width:	13'5"	4.1m
Sales Depth:	68'2"	20.8m
Built Depth:	83'4"	25.4m
Total Sales Area:	925sq.ft	110sq.m
Staff:	42sq.ft	3.9sq.m
WC		

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£40,000 (Forty Thousand Pounds) per annum exclusive**.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

