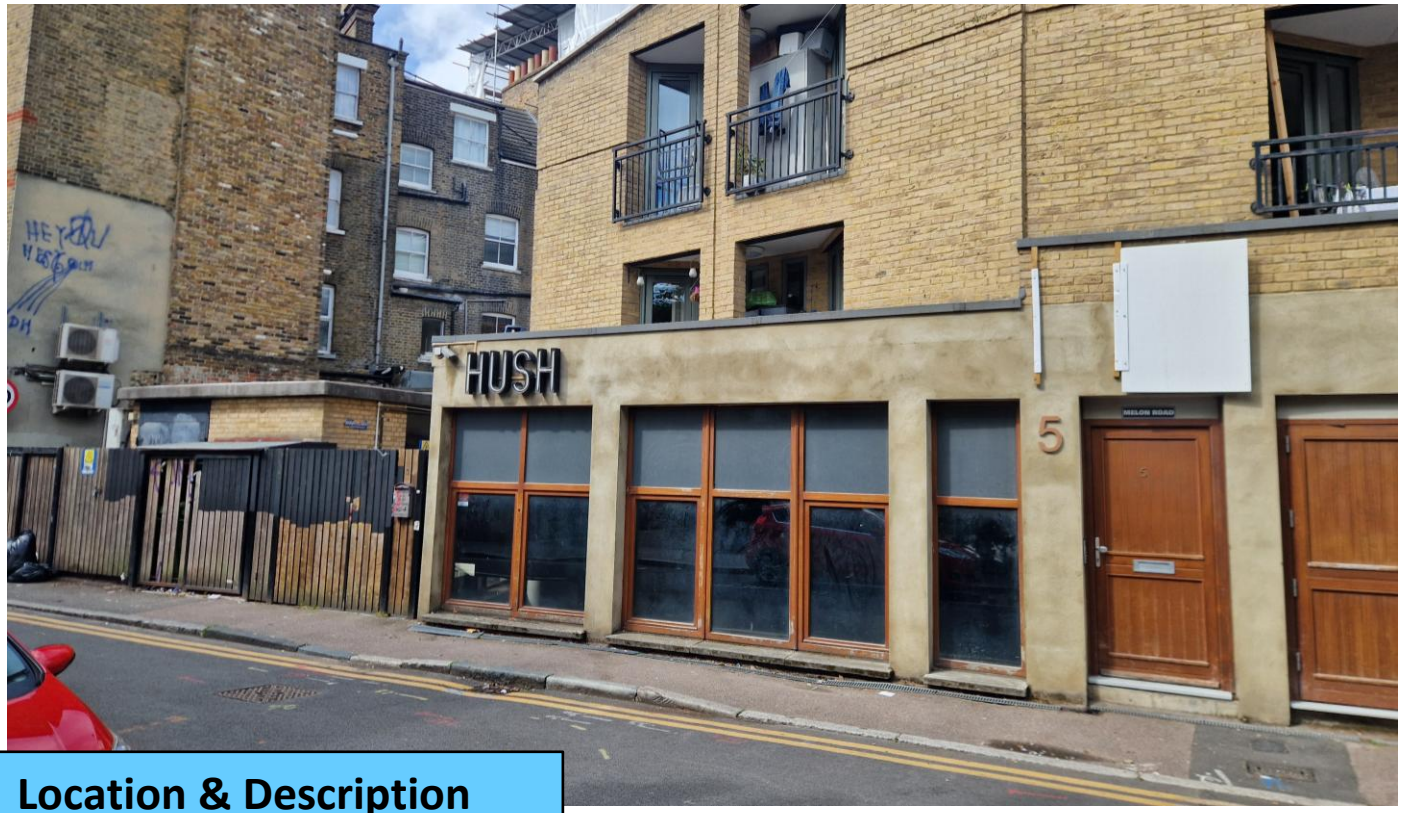
PECKHAM

3-11 MELON ROAD

LONDON SE15 5QW

LINAYS COMMERCIAL
26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – TOWN CENTRE GROUND FLOOR COMMERCIAL PREMISES SUITABLE FOR RETAIL, RESTAURANT, LEISURE & MEDICAL*



Location & Description

Peckham is a densely populated and busy suburb in South East London within the London Borough of Southwark. The area is known for its diverse mix of independent retailers, restaurants, bars, and creative businesses as well as excellent links for public transport with Peckham Rye mainline station and several bus routes providing regular services into Central London. Melon Road is situated in a convenient position close to the junctions with Peckham High Street (A202), Bellenden Road and Rye Lane benefitting from excellent footfall and passing traffic.

The building forms part of a mixed use development offering commercial space at ground and basement level with versatile layout suitable for a wide variety of businesses. The premises previously traded as a bar and internally arranged to provide entrance lobby, fully fitted kitchen with extraction with steps leading to a bar, numerous booth seating areas, loose tables and chairs for approximately 60 covers. The property is not listed however it does fall within Rye Lane Peckham Conservation Area.

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

Ref: MC/5851

Terms

The accommodation is 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 **£45,000 (Forty Five Thousand Pounds)** per annum exclusive.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the Rateable Value is £12,250 (2026/27 assessment). Interested parties are strongly advised to check the actual rates liability/payable amount with the local authority directly.

VAT

The property **is** elected for VAT.

Planning

*We understand the property currently falls under Sui Generis (Public House) of the Town & Country Planning Use Classes Order as of 1st September 2020. Alternative uses will be considered, subject to the grant of planning permission.

All uses are subject to Landlord's approval.

Accommodation

Floor	Sq.Ft	Sq.m
Ground Floor:	2088	193
Cellar/Stores	266	25
WC's		
Net Internal Area:	**2,088 sq ft**	**218 sq m**

Commercial Energy Performance Certificate



Viewings

Available by prior appointment with Linays Commercial Ltd.

Contact: Mandeep Cheema

Email: mc@linays.co.uk

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