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PRIME UNIT TO LET IN PECKHAM

**47-49 RYE LANE, PECKHAM,
LONDON SE15 5ET**



Location:

The subject property occupies a prominent corner position on the busy Rye Lane in Peckham. Nearby multiple occupiers include Primark, Halifax, KFC, Vodafone, Shoe Zone, Boots, Sense, Holland & Barrett, Greggs, EE and JD Sports, amongst many others.

Peckham Rye Rail Station (Overground & National Rail services) is located a short walk from the property.

Accommodation:

The unit is arranged over Ground, Basement and First Floors and has the following approximate net internal areas:

Ground Floor:	2,013 sq. ft.	(187.01 m²)
Basement:	999 sq. ft.	(92.81 m²)
First Floor:	1,471 sq. ft.	(136.66 m²)

Use:

The retail premises benefits from Class E planning consent. Alternative uses will be considered subject to planning permission.

Rent:

£140,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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