

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

TO LET ON A NEW LEASE

A3 RETAIL UNIT

RETAIL AREA 749 SQ FT

BASEMENT 730 SQ FT



119 PECKHAM HIGH STREET

SE15 5SE

RENT £40,000 PA

Commercial Property Agents & Surveyors

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

Location:	<p>The property is located in Peckham High Street (A202) at its junction with Peckham Hill Street.</p> <p>Peckham has seen good recent growth including the recently established Peckham Levels and Market Peckham.</p> <p>Nearby occupiers include Costa Coffee, Morrisons (with its public car park), Peckham Pulse Leisure Centre and the Aylesham Centre.</p> <p>The area has good transport links, via the aforementioned A202, with Peckham Train Station approximately half a mile away, and the area is well served by numerous bus routes.</p>
Description:	<p>The property forms a prominent corner site with good return frontage and as such, has excellent visibility from multiple directions and comprises a retail area and basement, with disabled W.C to the ground floor.</p> <p>The unit itself is in shell and core form, having been recently re-plastered and rewired.</p> <p>The premises are ideal for a restaurant user and accordingly our client has secured A3 permission.</p>
Business Rates:	Interested parties are advised to make their own enquiries to the Local Authority, being the London Borough of Southwark.
Accommodation:	<p>The premises have the following approximate net internal areas:</p> <p>Ground Floor 749 sq ft</p> <p>Basement 730 sq ft</p>
Terms:	A new FRI Lease is available, direct from the Landlord, on a term to be agreed.
Deposit:	A deposit of up to 6 months rent may be required, subject to status.
Reference Fee:	Upon acceptance of offer and prior to documentation being circulated, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing.
VAT:	We understand that VAT is not applicable.
Legal Fees:	Each party to bear their own legal fees.
Viewing:	Strictly via appointment through sole agents John Payne Commercial 020 8852 6125.

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Misdescriptions Act 1991

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