

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

TO LET ON A NEW LEASE
ALL CLASS USES CONSIDERED
WAREHOUSE STYLE A1 RETAIL UNIT
APPROX. 1,455 SQ FT
SITUATED ON A BUSY RETAIL PARK IN PECKHAM
CAR PARKING AVAILABLE



UNIT 1, BELLENDEN ROAD, SE15 5BA
OFFERS IN EXCESS OF £42,000 PA EX

Commercial Property Agents & Surveyors

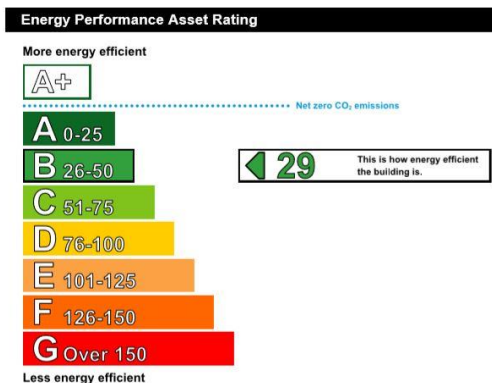
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www.johnpaynecommercial.com

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Location:	<p>The property is situated within the Lidl Retail Estate (Peckham). With occupiers in the immediate vicinity including Lidl, Poundstretcher, Costa and Burger King, with a range of other national retailers nearby, along with the Aylesham Centre.</p> <p>Onsite parking is free to customers for 90 mins and the unit itself comes with a license for 4 staff car parking spaces.</p> <p>The premises are located in a prominent road off of Rye Lane, with high traffic flow and pedestrian footfall. It is serviced by numerous bus routes and Peckham Rye mainline station is within approximately 200m.</p>
Description:	<p>The shop front has floor to ceiling glazed windows with an electric roller shutter.</p> <p>Internally the premises is currently heavily partitioned, but could provide a completely open plan space, with 2 x W.C's and a shower to the rear and benefits from A.C, GFCH, 3 phase power and suspended ceilings with CAT II lighting.</p> <p>There is additional access to the side, along with a refuse area, accessed by a secure gate.</p> <p>It is considered that the premises would suit a wide variety of users (subject to planning).</p>
Business Rates:	Interested parties are advised to make their own enquiries to the Local Authority.
Terms:	New lease to be agreed on FR&I terms.
VAT:	We understand the premises are elected for VAT.
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.
Legal Fees:	Each party to bear their own legal costs.
Viewing:	Strictly by appointment through JOHN PAYNE COMMERCIAL 020 8852 6125

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Misdescriptions Act 1991

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