

# 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

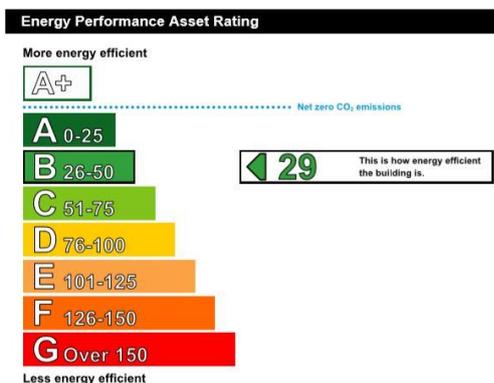
7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: [Commercial@johnpaynecommercial.com](mailto:Commercial@johnpaynecommercial.com)

[www.johnpaynecommercial.com](http://www.johnpaynecommercial.com)

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.

<b>Location:</b>	<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>
<b>Description:</b>	<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>
<b>Business Rates:</b>	Interested parties are advised to make their own enquiries to the Local Authority.
<b>Terms:</b>	New lease to be agreed on FR&I terms.
<b>VAT:</b>	We understand the premises are elected for VAT.
<b>Deposit:</b>	A deposit of up to 6 months rent may be required, subject to status.
<b>Reference Fee:</b>	<b>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.</b>
<b>Legal Fees:</b>	Each party to bear their own legal costs.
<b>Viewing:</b>	Strictly by appointment through JOHN PAYNE COMMERCIAL 020 8852 6125

BL/EJ/BRU1/C00608



Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor