

Peckham Investment For Sale

91-93 Queen's Road
SE15 2EZ

Property at a glance:

Guide price: £770,000

6.2% NIY

Passing rent: £50,000 p.a.x.

Virtual Freehold (999 Year Lease)

15 year term – no breaks



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CGI Visualisation of Completed Scheme

Location: The property is situated on the North side of Queen's Road in a prominent position directly adjacent to Sainsbury's. Queen's Road Peckham Station is approximately a 3 minute walk away, with easy connections to London Bridge via mainline rail services. The property is served by numerous bus routes. Nearby occupiers include Blackbird Bakery, Tesco Express and a selection of independent operators.

Inward investment into the area is highlighted by nearby developments, including Notting Hill Genesis' scheme offering 333 new homes.

Description: The property comprises a ground floor commercial unit within a new development. There is a small yard demised to the rear of the property.

15 year FRI lease dated 12th November 2019 to Pedder Property Sales Limited (Experian Credit Rating 96/100 – 'Very Low Risk'). There are upward-only rent reviews every 5 years.

Rental Income: The passing rent is £50,000 per annum exclusive.

Guide Price: £770,000 which reflects a Net Initial Yield of 6.2% (assuming purchaser's costs of 5%).

EPC Rating: An EPC will be commissioned upon completion of the works. Copies will be available upon request.

VAT: TBC

Legal Costs: Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing: For further information and viewings, please contact Ashley or Matthew at Randell Commercial on 020 7135 2033.



Tenure: The property is available by way of a 999 year long leasehold (virtual freehold).

Measurements (GIA):

Ground floor	200 sq m	2,152 sq ft
Frontage	7.6 m	

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