

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

ENTIRE BUILDING TO LET

A3 UNIT 1,000 SQ FT
PLUS S/C 3 BED FLAT



210 RYE LANE, PECKHAM, SE15 4NL

GUIDE RENT £70,000 PAX

Commercial Property Agents & Surveyors

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

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.

Location:	<p>The building occupies a prominent location at the southern end of Rye Lane close to its junction with Sternhall Lane and Heaton Road and forms part of a busy retail parade.</p> <p>Rye Lane is a good mix of local and national operators, including Asda, McDonalds, Argos and Boots.</p> <p>The area is well served by public transport, numerous bus routes passing directly by and Peckham Rye Railway station being close by.</p>
Description:	<p>The premises comprise a ground floor retail unit of approximately 1,000 sq ft having a valuable A3 restaurant use, together with a self-contained 3 bedroom flat on the first and second floors.</p> <p>The property formerly traded as a dry cleaners for over 30 years but would suit a variety of other trades.</p> <p>There are kitchen and W.C. facilities plus a small courtyard.</p> <p>The self-contained upper parts comprise 3 bedrooms, lounge, kitchen, bathroom/W.C. and an additional W.C.</p>
Accommodation:	<p>Commercial space: approx. 1,000 sq ft</p> <p>Rear courtyard</p> <p>Residential accommodation as listed above</p>
Business Rates:	<p>Interested parties are advised to make their own enquiries to the Local Authority being the London Borough of Southwark.</p>
Terms:	<p>The property is to be let on a new effectively full repairing and insuring lease for a term to be agreed incorporating periodic rent reviews.</p>
Deposit:	<p>A deposit of up to 6 months rent may be required, subject to status.</p>
Reference Fee:	<p>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.</p>
VAT:	<p>We understand VAT is not payable.</p>
Legal Fees:	<p>Each party to bear their own legal costs.</p>
Viewing:	<p>Strictly by appointment through JOHN PAYNE COMMERCIAL 020 8852 6125</p>

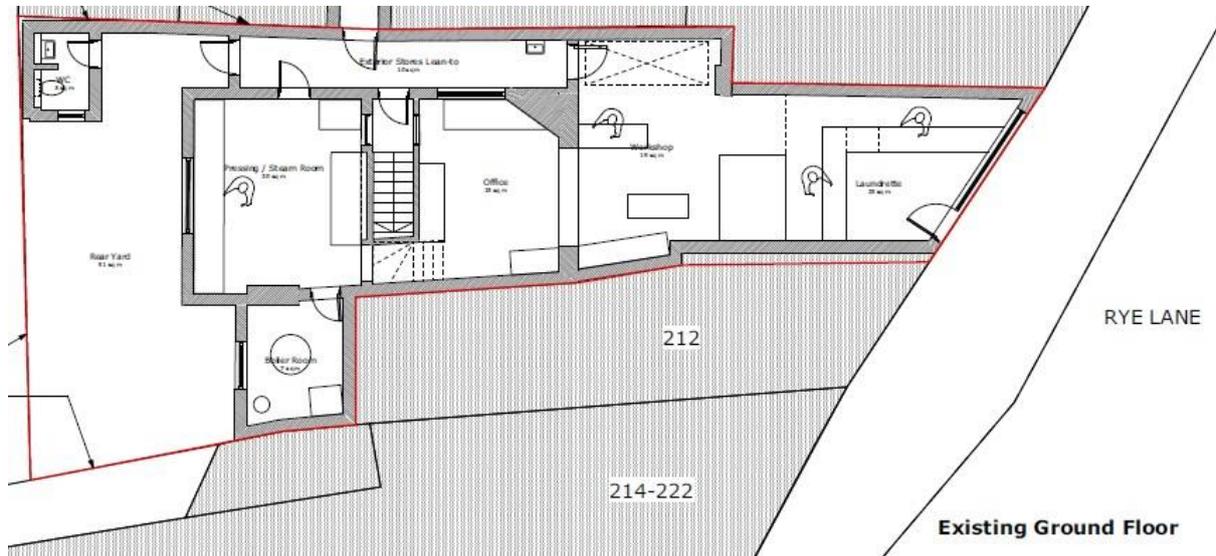
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