



LOCAL SHOP/OFFICE **TO LET**

SITUATED IN A CORNER LOCAL POSITION IN PECKHAM AND OFFERING GOOD OVERALL ACCOMMODATION AT A COMPETITIVE RENT

63 CHELTENHAM ROAD, **PECKHAM, SE15 3AF**

LOCATION

The property is situated in a corner position in a largely residential location sharing the vicinity with just a few commercial occupiers but surrounded by an extremely densely populated residential catchment. Cheltenham Road is a continuation of Peckham Rye but pedestrian foot flow and vehicular traffic is limited and the property is ideally suited to a business which services the surrounding catchment or is very specialist in nature and does not require excessive visibility.

DESCRIPTION

The property comprises a corner position former bookmakers office forming part of a small parade. The property is roughly rectangular in shape and has a small kitchenette and internal wc. The property would suit a variety of businesses.

ACCOMMODATION

Gross Frontage	5.05m	16'6
Internal Width	4.99m	16'4
Shop Depth	8.83m	29'
Sales Area	59.92m ²	645 ft ² (approx)
Rear Lobby		
Kitchenette WC		

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class A2 (Retail/Office) of the current Town and Country (Use Classes) Order and was most recently occupied by a bookmaker. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£9,000 (nine thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT