

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
TEL 020 8766 0123 * FAX 020 8761 4472

HIGHLY PROMINENT SHOP TO LET **- WITH A2 USE**

SITUATED JUST DOORS AWAY FROM A MAIN POST OFFICE AND THE PECKHAM BUS TERMINUS AND PROVIDING AN EXTENSIVE FRONTAGE AND A WELL MODERNISED UNIT UNDER A NEW LEASE

119 PECKHAM HIGH STREET,
SE15 5SE

LOCATION

The property is situated with a very good frontage to Peckham High Street and return frontage to Mission Place in the centre of Peckham High Street. Peckham High Street is an extraordinarily busy thoroughfare and bus route and the property benefits from considerable passing vehicular traffic and a good amount of pedestrian flow generated by its proximity to the Post Office and other traders and a number of pedestrian crossings nearby. The surrounding area is an extremely densely populated residential catchment with much local authority and private housing.



DESCRIPTION

The property comprises a corner position ground floor premises with basement beneath. The property has most recently been used as a recruitment consultancy and is in an impressive building with excellent frontage and return frontage. Internally the property has been well fitted by the former tenants (Reed) and would suit a variety of businesses. There is also a partitioned area which could be removed to create full open plan space.

ACCOMMODATION

| | | |
|--------------------------------------|---------------------------|------------------------------------|
| Gross Frontage | 6.15m | 20'2 |
| Return Frontage | 8.41m | 27'6 |
| Internal Width | 9.11m | 29'9 |
| Sales Area | 77.10m² | 830 ft² (approx) |
| Kitchenette and WC Facilities | | |
| Basement Storage | | |

Figures relating to accommodation are approximate and rounded down 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 would suit a variety of businesses. 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 **£30,000 (thirty 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

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.