

Hooper

NAYLOR FRIEND

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SMALL FORMER CLUB PREMISES **TO LET**

LOCATED IN THE APPROACH TO PECKHAM RYE STATION PROVIDING UNUSUAL ACCOMMODATION AND AVAILABLE UNDER A NEW LEASE

12A STATION WAY, PECKHAM,
SE15 4RX

LOCATION

The property is situated with the ground floor entrance fronting Station Way which is a pedestrianised accessway to Peckham Rye station just off Rye Lane itself. The property is easily accessible to a wide catchment and the property is easily accessible to public transport as it is virtually on top of Peckham Rye station and bus routes in the area are numerous.



DESCRIPTION

The property comprises a first floor former club premises with small kitchen area and storage. The property has its main access from Station Way with two additional fire exits, one off the WC area and one off the kitchen area. The property is roughly rectangular in shape and currently houses a very small stage and bar area together with male and female WCs. The property now requires some works of improvement but could provide unusual accommodation in a popular commercial area.

ACCOMMODATION

Main Clubroom	65.03m ²	700 ft ² (approx)
Kitchen	13.93m ²	150 ft ² (approx)
Stores and Changing Room		
Male & Female WCs		
Two Fire Exits		

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 underlease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property previously operated as a nightclub and would now suit a variety of potential uses. 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 **£12,000 (twelve 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.