

## 184 PECKHAM RYE, EAST DULWICH, SE22 9QA

### TO LET ON NEW LEASE



### UNIQUE LOCK-UP SHOP PREMISES WITH FORECOURT FRONTING PECKHAM RYE COMMON

Approx. 217.29 sq m (2,339 sq ft)

**RENT £37,500 PER ANNUM EXCLUSIVE**

#### Location

The property is situated on Peckham Rye (B219) on the corner of The Gardens and fronting Peckham Rye Common. Peckham Rye is a very busy thoroughfare linking Brockley and Forest Hill to Dulwich and Peckham/Nunhead.

East Dulwich and Peckham Rye mainline railway stations, providing services into central London are within approximately half a mile. There are also various buses serving the area located on Peckham Rye and East Dulwich Road. The area is densely populated with residential properties.

#### Description

The premises comprise a prominent end of terrace lock-up shop unit, with various rooms to the rear, including an open plan area, store rooms, kitchenette and WC. There is also a forecourt/external area fronting Peckham Rye Common.

## **Accommodation**

The property has the following approximate net internal areas:-

Front Sales Area	84.61 sq m	(911 sq ft)
Room 1	21.56 sq m	(232 sq ft)
Kitchenette	3.69 sq m	(40 sq ft)
Room 2	64.93 sq m	(699 sq ft)
Store Rooms (3 no.)	14.09 sq m	(152 sq ft)
Rear Room	28.35 sq m	(305 sq ft)
<b>Total</b>	<b>217.29 sq m</b>	<b>(2,339 sq ft)</b>

## **Terms**

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

## **Rent**

Rent £37,500 per annum exclusive.

## **Rateable Value**

The premises are currently not rate and will therefore have to be re-assessed. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit [www.mybusinessrates.gov.uk](http://www.mybusinessrates.gov.uk).

## **Planning**

We are advised that the property has consent for A1 use. Interested parties must make their own enquiries with the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

## **Legal Costs**

The ingoing tenant will be responsible for the landlords' legal costs.

## **VAT**

Please note VAT may be applicable in respect of rent and other charges.

## **Viewing**

Strictly by prior arrangement with the landlord's sole agents Hindwoods.

## **CG4059**

*"You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)".*