

**610 OLD KENT ROAD, LONDON SE15 1JB**  
**FOR SALE ON LONG LEASEHOLD OR TO LET ON NEW LEASE**



**NEWLY CONSTRUCTED PROMINENT CORNER SHOP PREMISES  
WITH BASEMENT AND A1, A3 & A4 PLANNING USES**

**Approx. 345.71 sq m (3,721 sq ft)  
(CAN BE SUB-DIVIDED)**

**SALE GUIDE PRICE: £495,000 OR RENT: £45,000 PAX**

**Location**

The premises are situated on the South Eastern end of the Old Kent Road (A2) on the corner of Peckham Park Road. The A2 is a main artier road linking central London and the City to the West and heading East out into Kent.

Elephant & Castle Underground (Northern and Bakerloo lines) and mainline railway stations are both in close proximity, which provide services into central London. There are also various buses serving the area, located on the Old Kent road.

**Description**

Newly constructed corner retail premises, with A1 (retail), A3 (restaurant) and A4 (drinking establishment) planning use.

Internally, the premises are currently arranged as a front retail area with a return frontage onto Peckham Park Road, with a good height useable basement and interconnecting rear large retail area (slightly lower than the front area).

The premises may be sub-divided if smaller space is required.

## **Accommodation**

The approximate Net Internal Areas are as follows:-

### Ground Floor

Front	85.12 sq m ( 916 sq ft)
Rear	157.93 sq m (1,700 sq ft)

### Basement

Front	102.66 sq m (1,105 sq ft)
<b>Total</b>	<b>345.71 sq m (3,721 sq ft)</b>

## **Terms**

The premises are available for sale on a long leasehold or to let on a new full repairing and insuring lease on terms to be agreed.

**Guide Price:** £495,000

**Rent:** £45,000 per annum exclusive.

## **Rates**

The business rates are to be re-assessed. The 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 have been advised that the premises benefit from A1, A3 and A4 use. However, any prospective tenant must make their own enquiries of 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.

## **Viewing**

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

**CG4206**

*"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)".*