

A3 CAFÉ/RESTAURANT OPPORTUNITY

CFC

Bringing value to evolving
and dynamic communities



SE5

31 Peckham Road

**Prominent Camberwell
Location**
**Fully fitted coffee shop and
roaster unit**
Outside Seating Area
Late License

Location & Area Information

The premises are located on Peckham Road, which runs between Camberwell and Peckham in Zone 2. The premises is situated on the ground floor of the old Southwark Town Hall which is now student accommodation with 155 rooms. The unit also benefits from proximity to UAL, the NHS, and Southwark Registry Office.

Description

The premises are fully fitted and trading as a coffee shop/roastery with fitted bar area and kitchen. Both the roastery and the kitchen have full extraction to the roof. The unit benefits from approximately 50 covers inside, with a demised outside seating area with a further 30 covers. There is potentially a separate storage area available if required on a separate lease basis.

Transport

- Denmark Hill Station – 14 minute walk
- Peckham Rye Station – 16 minute walk
- Kennington Underground Station – 21 minute bus
- Oval Underground Station – 13 minute train
- Brixton Underground Station – 19 minute bus

Timing

Available now.

Accommodation

The property has the following approximate dimensions and floor area (GIA):

Ground Floor	102.1 sq m	1,100 sq ft
Outside Area	37.2 sq m	400 sq ft
Total	139.3 sq m	1,500 sq ft

Tenure

The unit will be available by way of a new lease for a term to be agreed.

Quoting Rent

£30,000 per annum.

Service Charge and EPC

Available on request.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Contact Details

For further information or to arrange a viewing please contact sole agents CF Commercial:

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Misrepresentation Act: Whilst the statements contained in these particulars are given in good faith and as a general guide to the property they do not form any part of an offer or contract. Neither the vendor, lessor nor any person in the employment of CF Commercial has any authority to make or give any representation or warrant whatsoever in relation to this property. Interested parties must satisfy themselves by inspection or other means as to the correctness of these particulars. January 2018

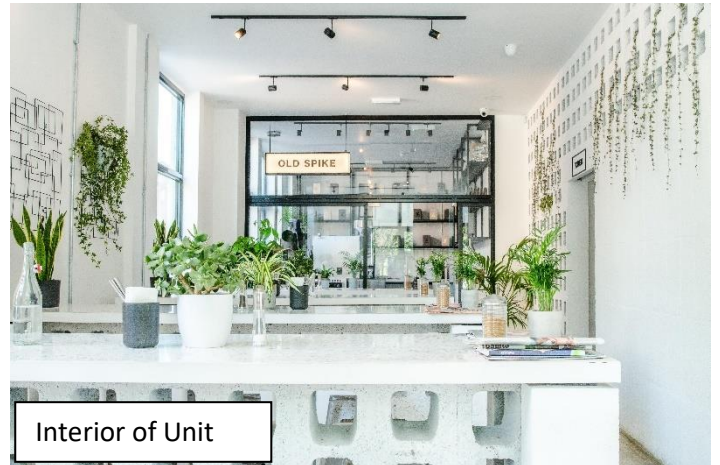
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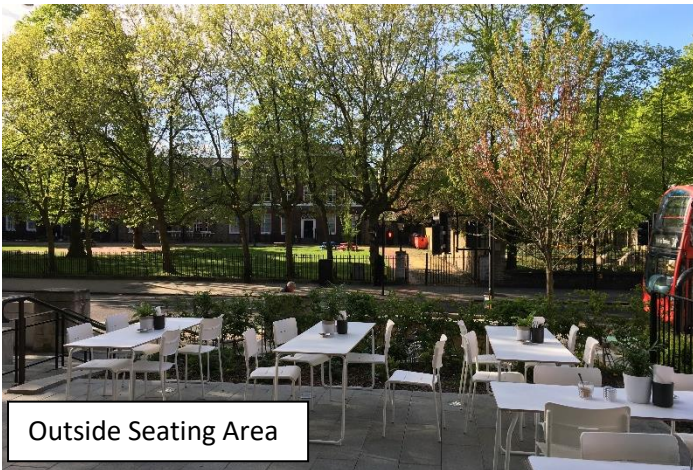
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Outside Seating Area



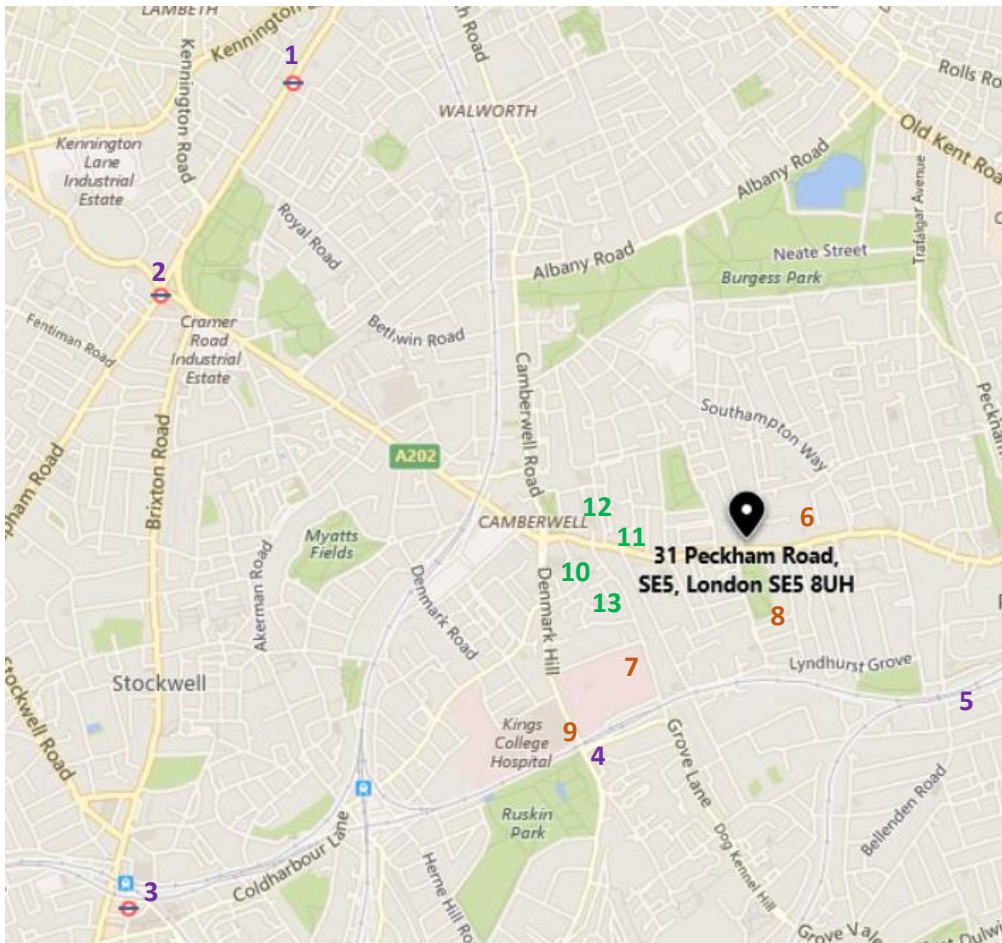
Interior of Unit



Outside Seating Area



Interior of Unit



- 1) Kennington Underground Station
- 2) Oval Underground Station
- 3) Brixton Underground Station
- 4) Denmark Hill Station
- 5) Peckham Rye Station
- 6) Camberwell College of Arts
- 7) Kings College London
- 8) Southwark Register Office
- 9) Maudsley Hospital
- 10) Butterfly Walk Shopping Centre
- 11) Theo's Pizzeria
- 12) Good Neighbour
- 13) The Hill Bakery & Deli

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