

Peckham Place, Queens Road

77 – 79 Queens Road, London, SE15 2DH

FOR SALE/ TO LET



PROMINENT CORNER LOCATION

CLOSE TO QUEENS ROAD PECKHAM AND PECKHAM RYE STATIONS

Approx. 395 SQ. M. / 4,250 SQ. M — CAN BE SPLIT

CF
Commercial

INTRODUCTION

Peckham is a vibrant and diverse area in London Borough of Southwark. Peckham has a unique feel to the area and boosts popular destination for residents and visitors with Rye Lane Market and Bellenden Road which hosts independent boutiques, cafes and quirky restaurants.

LOCATION

The site is situated on the busy Queens Road and Peckham High Street, 6 minutes walk from Queens Road Station. The property occupies a prominent corner location on Queens Road and is a 10 minute walk to the busy Rye Lane where larger national retailers are located. Nearby occupiers include; Prince of Peckham Pub, The Copper Tap and a Sainsbury's Local.

DESCRIPTION

The unit was previously used as a marketing suite for the sale of residential apartments within the Peckham Place scheme. Most of the marketing suite will be removed, with elements of the lighting, air conditioning system, WCs and kitchen to be retained. Parts of the accommodation are currently in shell specification.

The unit benefits from excellent natural light via an extensive glazed frontage facing Queens Road. Ceiling heights through most of the accommodation are excellent.

The unit can be split to suit two separate occupier requirements. The units would be suitable for a range of retail, leisure, F & B and workspace uses, subject to planning where required.

ACCOMMODATION



Unit 1 Ground Floor
Approximate GIA

395 sq. m 4,250 sq. ft

QUOTING RENT

£30 - £35 psf pa. ex.

QUOTING PRICE

£1,385,000 ex (approx.
£325 per sq. ft.) exclusive,
subject to contract.

PLANNING

E-Class Planning (formerly
A1, A2, A3, B1 and most
former D1 & D2
categories)

AVAILABILITY

Available now

TENURE

New Lease or Long
Leasehold Interest
(approx. 250 years).

BUSINESS RATES

All interested parties are
advised to make their own
enquiries from local
authority.

SERVICE CHARGE

Approx. £1,800 per annum
for 2022- 2023.

EPC

Available on application

COSTS

Each party to cover their
own professional and legal
costs.

VAT

The premises are elected for
VAT. VAT will be payable on
the rent and purchase price.

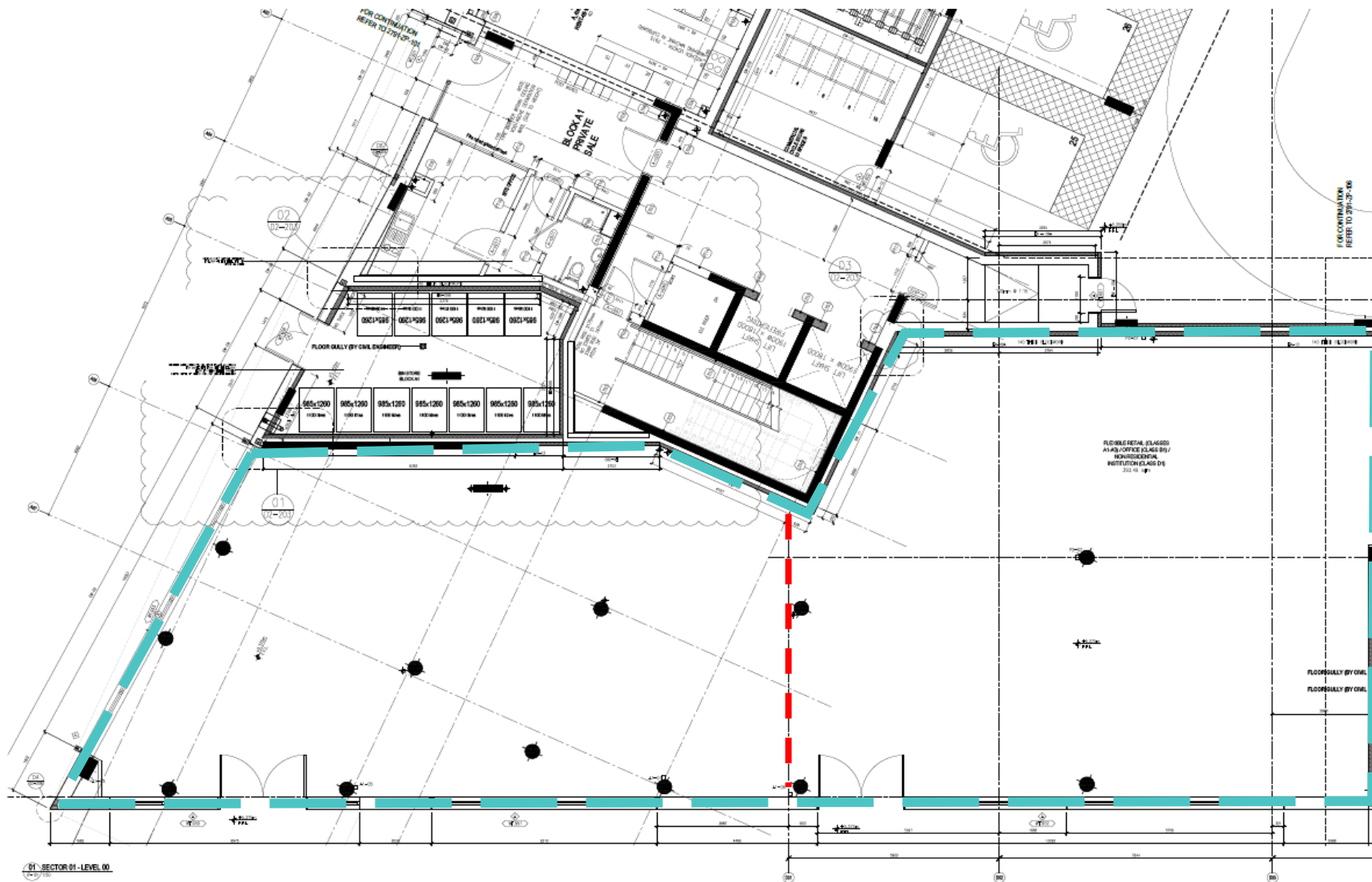
FLEXIBLE COMMERCIAL SPACE

INCLUDES ONE SECURE CAR PARKING SPACE

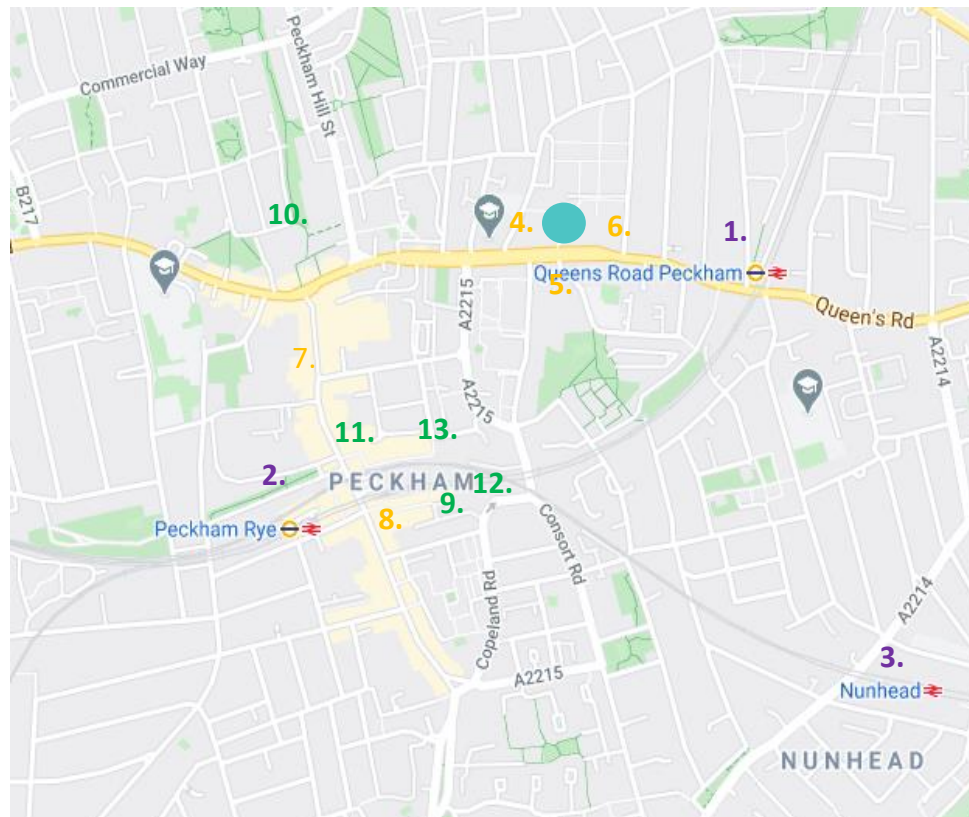
**NEAR QUEEN'S ROAD PECKHAM AND
PECKHAM RYE STATIONS**

E-CLASS PLANNING





Ground Floor – With indicative option to split
Not to scale



CONTACT

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Peckham Place



Bussey Rooftop Bar



Peckham Place



PLACES OF INTEREST

TRANSPORT

1. Queens Road Peckham
2. Peckham Rye
3. Nunhead

RETAIL & LEISURE

4. Prince of Peckham Pub
5. The Copper Tap
6. Sainsburys Local
7. Rye Lane High Street
8. Bussey Rooftop Bar
9. Rye Society

FITNESS & WELLBEING / EVENTS

10. Peckham Pulse
11. The Gym
12. Crank
13. Peckham Levels

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