

## Prime Shop to Let

PECKHAM

223-229 Rye Lane

### Location

The property occupies a highly visible corner location on Rye Lane close to the junction of Copeland Road and Heaton Road, and is well situated amongst established national retailers including Asda, Tesco Express and Foxtons, as well as a vibrant mix of local independents.

Peckham is undergoing significant regeneration and now boasts a thriving business community, which has seen recent additions such as Peckham Levels and the Bussey Building located nearby, offering a variety of uses such as offices, bars and shops.

There are a number of planned mixed residential and commercial projects in the local area which will add to the gentrification of Peckham. This is further supported by the major refurbishment of Peckham Rye Station, situated approximately 350m to the north of the property, which offers excellent transport links.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

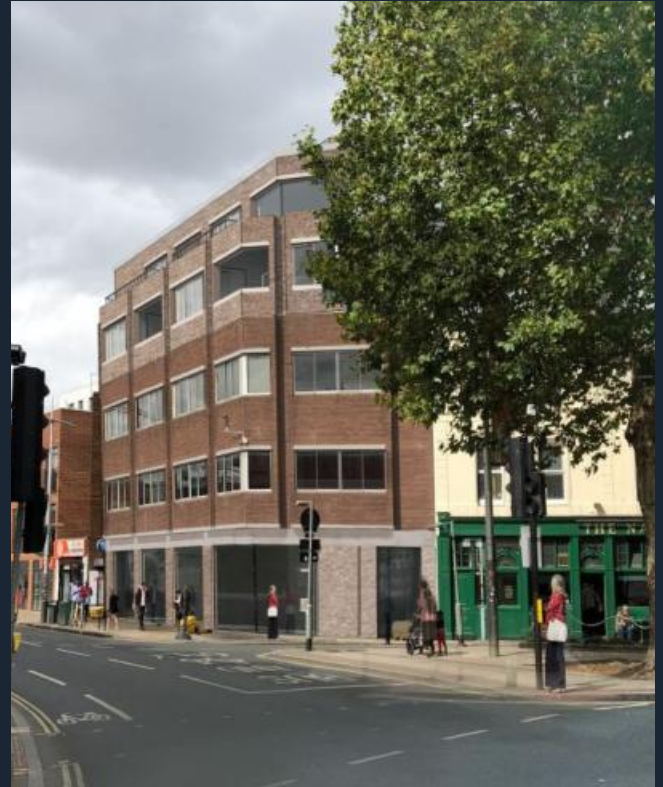
Subject to planning, the Landlords intend to provide an extended ground floor commercial unit comprising the following approximate floor areas:-

Ground Floor	4,133 sq ft	384 sq m
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Plans available upon request.

### Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed at a commencing rent of £135,000 per annum exclusive.



### Rates

Following completion of the Landlords works, the property is to be re-assessed.

Interested parties are advised to make their own enquiries to the Local Authority.

### Legal Costs

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

### EPC

An EPC has been commissioned and a copy can be made available upon request.

### Planning

The property will suit a variety of uses subject to planning (A1, A2, A3, A4, D1, D2).

## Viewing

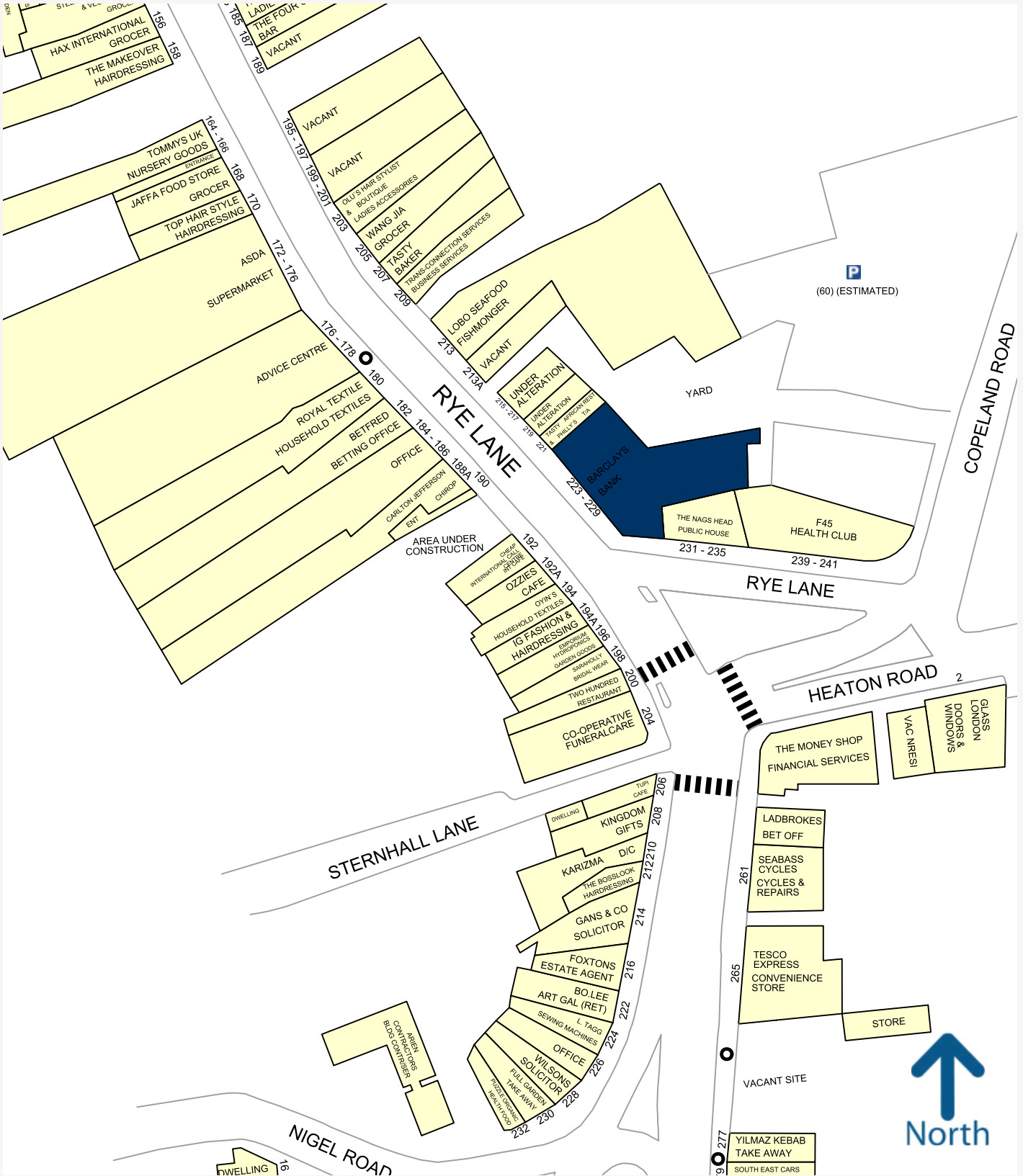
All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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# Prime<sup>+</sup> Retail

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