

020 7758 0051



UNIT TO LET
100% PRIME
2A AYLESHAM CENTRE
PECKHAM

Location

Peckham has recently topped the Sunday Times 'Best place to live in London' poll which is testament to the diverse character of its catchment. This is expanding to include an ever increasing affluent resident, happy to benefit from the eclectic mix of shops,bars and restaurants as well as its enviable location being only 4 miles from the City of London

The property is located between Costa and Nando's close to Specsavers, Card Factory, Poundland and J D Sports (marked red on the attached street traders plan).

Accommodation

The premises provide the following approximate net internal floor areas (floor plans available upon request):

Internal Width 21 ft 10 ins 6.66 m

Shop Depth 83 ft 4 ins 25.4m

Ground Floor Area 1827 sq ft 169.8 sq m

Lease

The property is available by way a new effectively full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the anniversary of the fifth year of the term. The lease will not benefit from the security of tenure provisions of the 1954 Landlord and Tenant Act and there will be a rolling mutual break operable from June 2023 (further details on request).

Rental

Offers are invited in the region of £80,000 per annum exclusive of rates, service charge, insurance and VAT.

Service Charge

2018 Budget £13500 exclusive of VAT

Rates

The property is currently being created (available mid-August 2018) and has not yet been assessed for rates but the rateable value is estimated at £78000 (interested parties should rely on their own investigations in this regard)

Energy Performance Certificate

A copy of the Energy Performance Certificate is available upon request.

Viewing & Further information:

Strictly by prior appointment through joint sole agents **Jamieson Mills:**

Jamie Simister

Direct Dial: 020 7758 0052

Email: jps@jamiesonmills.com

Subject to Contract













