

On the Instruction of Barclays

LEASEHOLD AVAILABLE

28 RYE LANE, PECKHAM SE15 5BS



LOCATION

The subject property is situated in a prominent position on the corner of Rye Lane and Hanover Park, in the prime shopping area of Peckham nearby to the Aylesham Centre.

The property is located opposite Primark and close proximity to national retailers including; **Boots**, **JD Sports**, **Holland & Barrett** and **Bonmarché**,

DESCRIPTION

The subject property comprises a single storey building, with retail at ground floor only.
Approximate areas and dimensions are as follows;

ACCOMMODATION

Demise	NIA Sq M	NIA Sq Ft
Gross Frontage	6.45	21" 2'
Average width	6.37	20" 11'
Ground Floor	155.56	1,675
Total	155.56	1,675

EPC

Available upon request

TERMS

The premises are available by way of an assignment of the existing lease expiring 14 January 2028. There is a tenant only break option on 15 January 2023.

Alternatively, the premises are available by way of a sub-lease until January 2023.

PASSING RENT

£75,000 per annum exclusive

RATES

We are informed by the Local Rating Authority that the current Rateable Value of the retail unit is: £60,000. The UBR for 2019/20 is 50.4p.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

VIEWINGS AND FURTHER INFORMATION

Luke Pasterfield

t: +44 20 7182 2922

e: luke.pasterfield@cbre.com

Rachel Nelson

t: +44 20 7182 8468

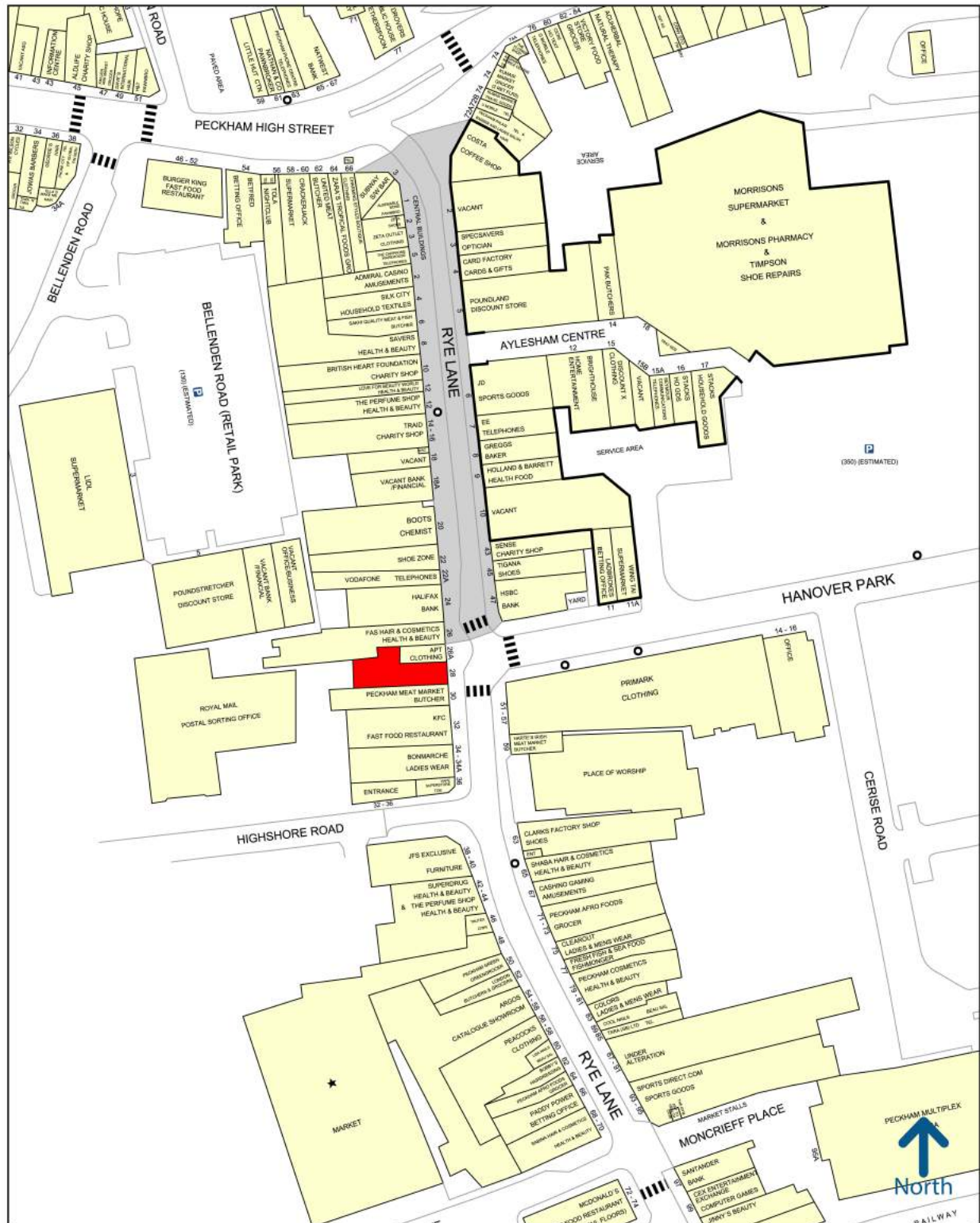
e: rachel.nelson@cbre.com

Date of Issue: 27/03/2019

On the Instruction of Barclays

LEASEHOLD AVAILABLE

28 RYE LANE, PECKHAM SE15 5BS



DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Not to scale.

© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.
© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184

www.cbre.co.uk/uk_retail

CBRE