

44 PECKHAM ROAD, LONDON, SE5 8PX



A3 TO LET
APPROX 980 SQ FT

Location

The property is located in a prominent position on Peckham Road opposite Camberwell College of Arts and the South London Gallery.

The immediate area is experiencing much development and investment with numerous new build schemes in the pipeline which include provisions for studio operators for which the area has become popular. Peckham Road is ever improving with new restaurants including Habit and the Peckham Pelican adding to the environment by driving footfall and catering for local business.

Queens Road Peckham station is located nearby with regular overground services via "The Ginger Line" into Central and North London. Numerous buses also serve the locality with Camberwell a hub for changing routes.

Description

Comprises a mid-terrace ground floor café/restaurant with basement. The property benefits from both electric and gas connection, and space for ventilation and extraction within restaurant use.

Accommodation

Ground Floor	33.02 sq m (355 sq ft)
Basement	58.06 sq m (625 sq ft)

Total **91.08 sq m (980 sq ft)**

Terms

New lease for a term to be agreed.

EPC

An Energy Performance Certificate has been commissioned.

CG5648

Rent

£35,000 per annum exclusive.

Planning

The property has A3 (café/restaurant) planning consent. For any other usage, the tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Rates

The property is entered in the 2017 rating list with a rateable value of £5,800. A Government scheme for retailers may give a discount up to one third of the rates bill for properties with a rateable value of less than £51,000 in each of the years 2019-20 and 2020-21. Please see the link to check for eligibility: [Business Rates Link](#)

VAT

Please note that VAT will not be chargeable.

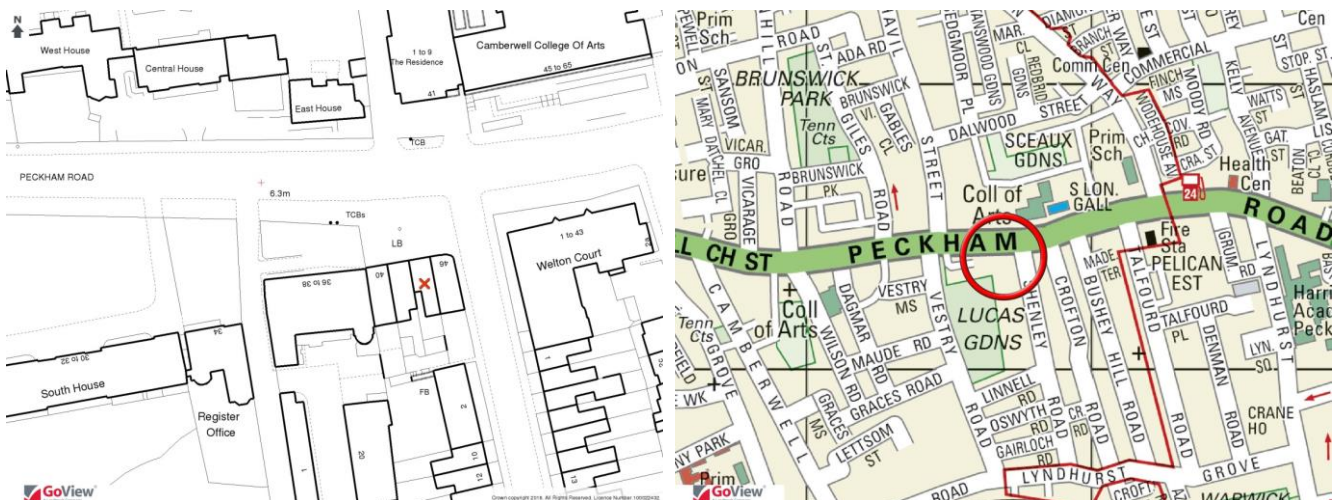
Legal Costs

Each party to pay their own legal fees.

Viewing

Strictly by prior arrangement with sole agents Hindwoods.

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