



Popular Restaurant To let

139 Bellenden Road, London, SE15 4DH

Kinleigh Folkard & Hayward



Kinleigh Folkard & Hayward

Location

The subject property occupies a prominent position on Bellenden Road. Positioned close to the unit is Peckham Rye Station (0.9 miles) which offers access to the Overground, Southern, Thameslink and Southeastern trains. East Dulwich Station is also close by (0.7 miles) providing access to Southern trains.

Description

A prominently positioned vacant restaurant premises with accommodation over the ground floor and basement in the heart of Peckham, situated on the popular Bellenden Road. The restaurant also benefits from having a covered yard to the rear ideal for extra covers.

Size

Section	sq ft	sq m
Ground	696	64.66
Basement	186	17.28
Rear Yard	270	25.08

Rent

£45,000 per annum exclusive. Subject to contract.

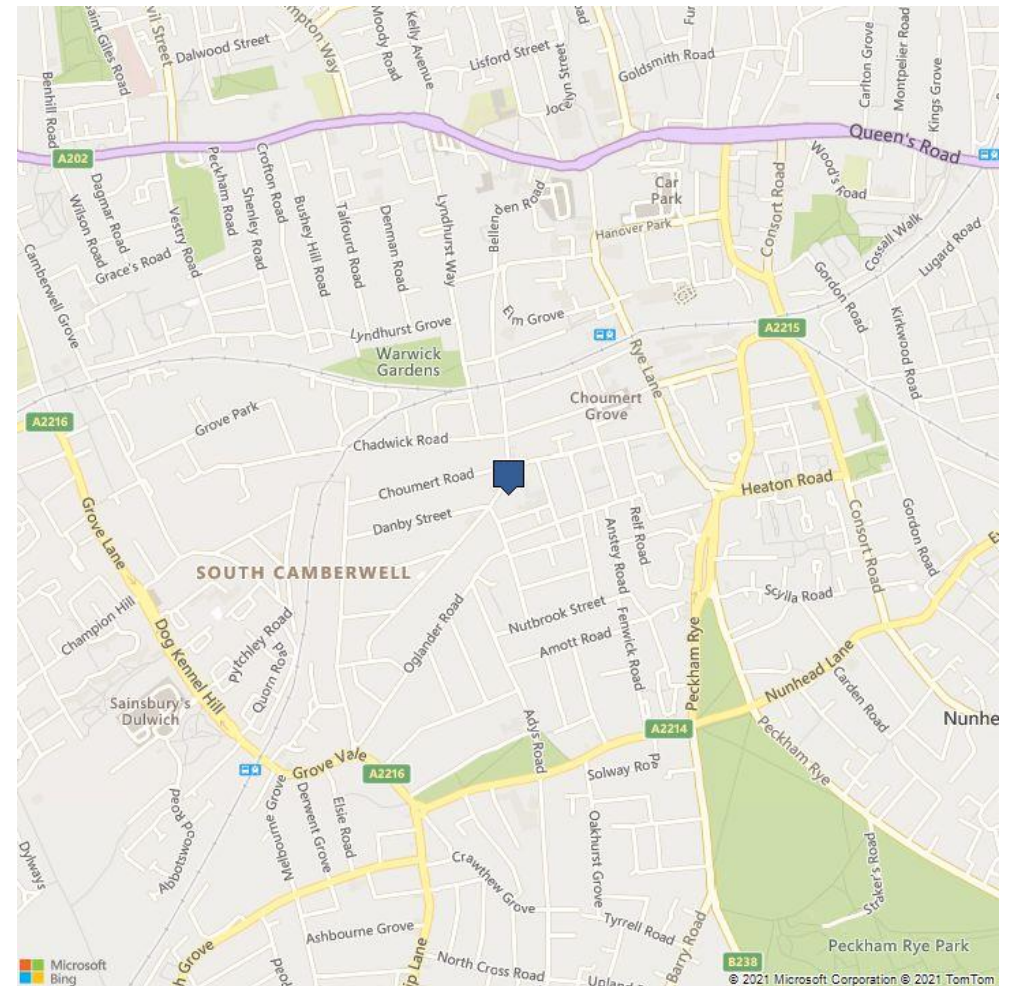
We understand that VAT is **not** applicable.

Lease Terms

A new FRI lease is available, to be agreed by negotiation.

Business Rates

We are advised that the rateable value for this unit is £8,884, therefore rates payable for this financial year are in the region of £4,500. Tenants are strongly advised to contact the Local Authority (London Borough of Southwark) for the appropriate business rates. Business rate relief may also be available for business that meet the required criteria.



South West and West London

KFH House
5 Compton Road
London SW19 7QA
T 020 8739 2090

Central and South East London

KFH London Bridge
44-48 Borough High Street
London SE1 1XB
T 020 7993 0750



Kinleigh Folkard & Hayward

EPC

The property has an EPC rating of D85.

Viewing

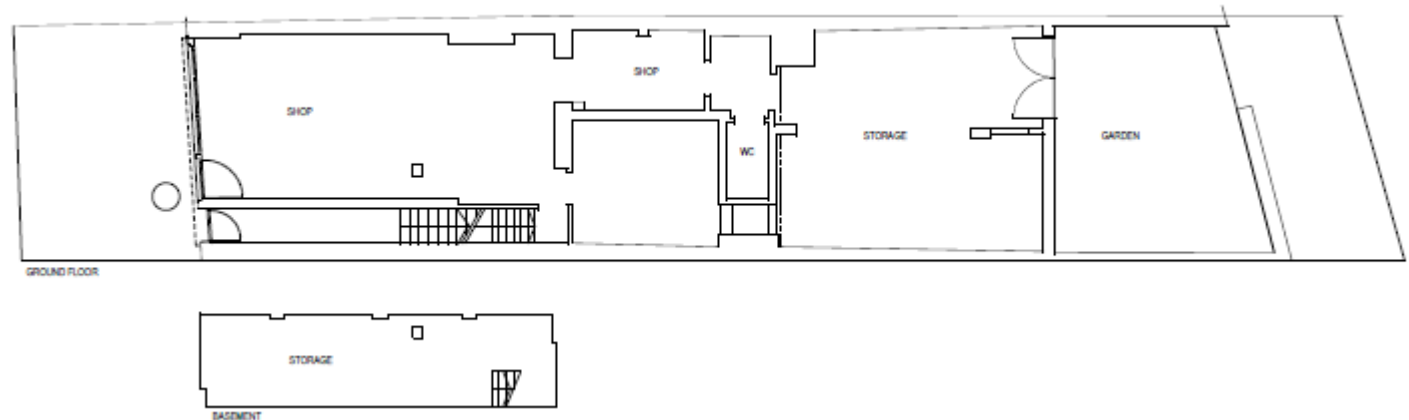
Strictly via sole agents:

Kinleigh Folkard and Hayward

Contact: Leo Marmion
T 020 8739 2090
E lmarmion@kfh.co.uk

Contact: Hector Nelson
T 0208 739 2089
E hnelson@kfh.co.uk

www.kfh.co.uk/commercial-property



Important

DISCLAIMER: All areas are approximate and measured in according with RICS Code of measuring practice 6th edition. The building may present anomalies in relation to survey/drawn plans. This information must not be relied upon to form the basis of any offer or contract. Kinleigh Folkard & Hayward for themselves and for the Lessors, Vendors or Assignors 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, Lessees and Assignees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees, Assignees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Kinleigh Folkard & Hayward has any authority to make any representation or warranty whatsoever in relation to this property. Subject to contract.

Our commercial property services include:

- Investment
- Development
- Agency
- Disposal
- Acquisition
- Office
- Retail
- Industrial
- Leisure
- DI
- Valuation Services
- Lease Renewals
- Rent Review
- Commercial Property Management
- Building Consultancy

