

# Commercial Investment For Sale

pedder

DEVELOPMENT  
CONSULTANCY



91-93 Queen's Road, Peckham, SE15 2EZ

## Location

The property is situated on the North side of Queen's Road, close to the junction with Carlton Grove. The property occupies a primary position within a parade of mixed uses, directly neighbouring Sainsbury's. Other local neighbours include Tesco Express and Blackbird Bakery. Queen's Road Peckham Station is located a 3 minute walk away connecting London Bridge via mainline rail services and also the London Overground Line. The location is serviced by a number of bus routes from stops on the road.

## Description

The property comprises of a ground commercial unit forming part of a new development.

Pedder Property Sales Ltd have recently signed a new 15 year FRI lease on the ground floor commercial unit (within L&T Act 1954). Upwards only rent reviews every 5 years.

Pedder are a strong performing South East London estate agent with 10 offices (including Queen's Road).

## Rental Income

Current passing rent is £50,000 p.a.

## Accommodation

Frontage:	c. 7.6m	
Ground GIA:	200 Sq M	(2,152 Sq Ft)
<b>Total GIA:</b>	<b>200 Sq M</b>	<b>(2,152 Sq Ft)</b>

## Tenure

The property is available by way of a new 999 year long lease (Virtual Freehold).

## Price

**£770,000** which reflects a 6.5% NIY and c.£358/sqft.

## VAT

All rent, rates and prices quoted are exclusive of VAT at the prevailing rate.

## Legal Costs

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



New Homes



Land  
Agency



Commercial  
Agency

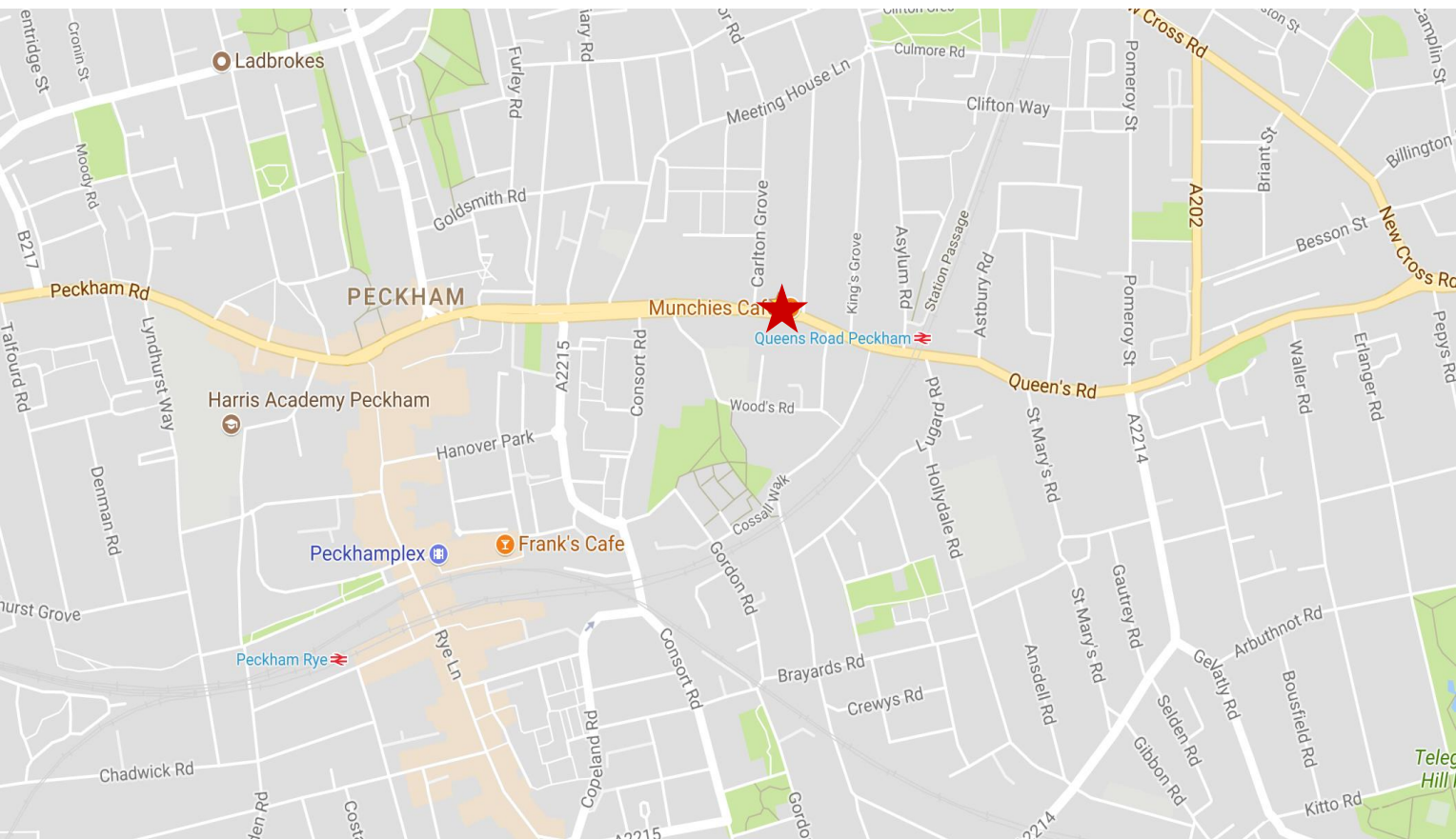
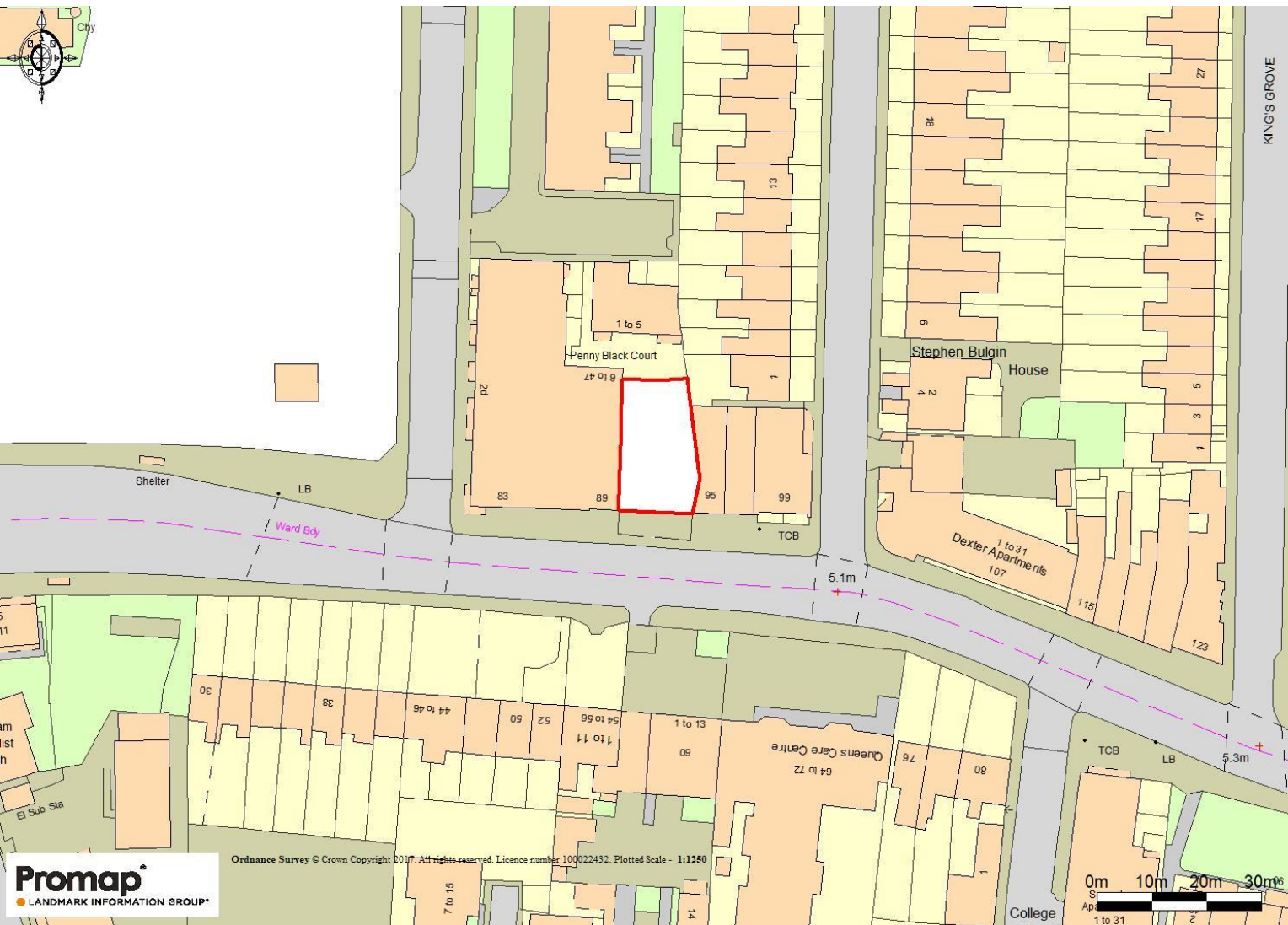


Chartered  
Surveyors

## All Enquiries:

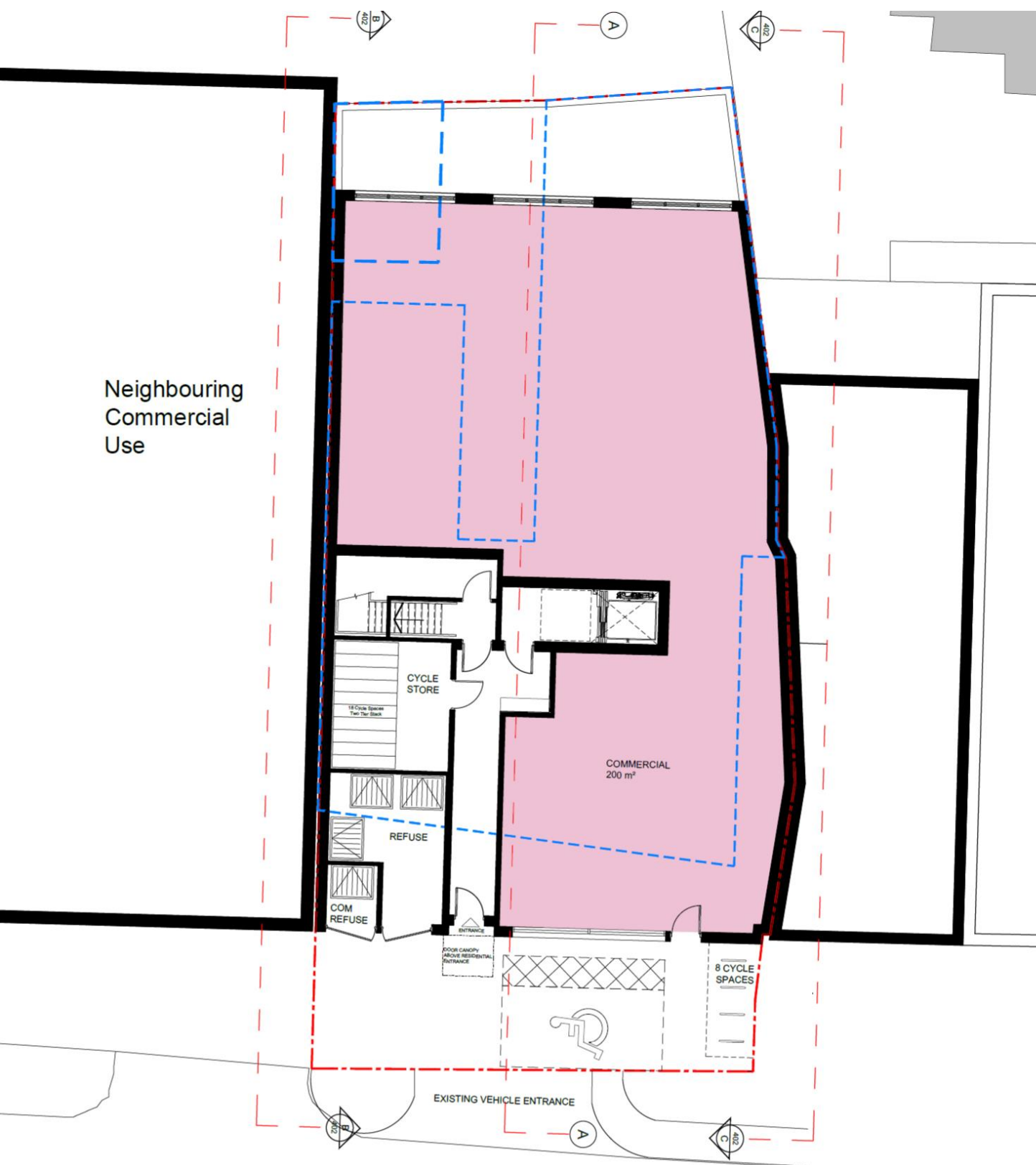
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## Misrepresentation Act

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