

**SUI GENERIS UNIT
TO LET
1350 SQFT**

KALMARs

COMMERCIAL

020 7403 0600



182 RYE LANE, LONDON, SE15 4NF

LOCATION:

The property is on Rye Lane which is the main road running through Peckham. Rye Lane is home to countless independent businesses which are based between the buildings and market stalls (the market runs 7 days per week). National businesses on the street include the likes of: Tesco, McDonald's, Primark, Superdrug, JD Sports, Iceland, Boots, F45 Training, Anytime Fitness, Holland & Barrett, Vodafone, British Heart Foundation, Poundland, EE and more.

In terms of public transport, Peckham Rye Station is located 0.2 miles away and provides access to the: Southeastern, Thameslink, Southern and London Overground lines. This enables direct connectivity to the City of London and the West End within a matter of minutes. Other stations within a mile include East Dulwich, Nunhead and Queens Road Peckham. Numerous local busses also serve the immediate vicinity.

DESCRIPTION:

The existing building comprises a single storey lock up shop with rear yard. The building itself measures circa 1,350 sqft GIA, whilst the yard to the rear measures a further circa 1,800 sqft.

The unit benefits from Sui Generis Use class. This is a very rare planning permission that allows for such uses as casinos, betting shops fast food takeaways, bars and nightclubs.

 **SIZE: 1350 Sq Ft**

 **RENT: £42,000**

 **COSTS:**

VAT: VAT is payable on the rent and service charge.

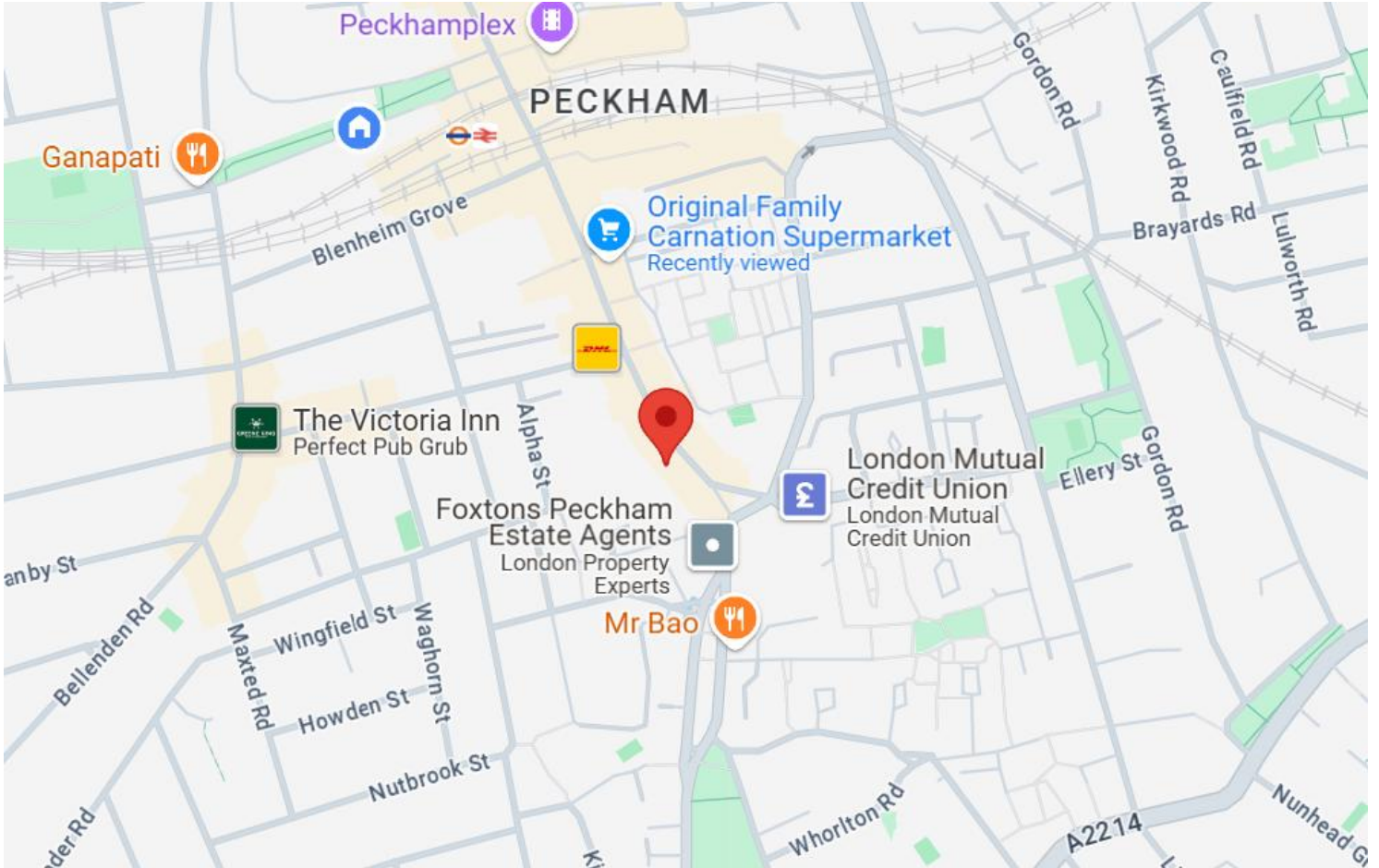
LEGAL COSTS: Both parties to pay their own legal costs.

 **VIEWINGS:**

By arrangement with the owner's sole agents KALMARs Commercial.

 **CONTACT:**

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