



Co Operative House, Unit 2 - 261 Rye Lane, London, SE15 4UR

A large double fronted retail premises situated in a busy south east London location

- Prominent position on the junction with 3 major roads in Peckham
- Available immediately
- Large layout spanning up to 2,867 sqft in size
- A variety of uses will be considered subject to landlords consent

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Summary

Available Size	2,867 sq ft
Rent	£81,000 per annum
Rates Payable	£20,583.75 per annum We recommend any ingoing tenant make their own enquiries to the local authority on the exact costs payable per annum
Rateable Value	£41,250
VAT	Applicable
EPC Rating	C (54)

Description

This prime ground-floor retail unit is situated in a bustling High Street location, featuring high footfall and excellent visibility. The unit includes an open-plan layout with durable concrete/wooden flooring, a small kitchen, restroom facilities, and secure electric shutters. Additionally, the property has double frontage, allowing for plenty of natural light. A Parking space is available within secure car park, as well as loading capabilities to the front and rear. Designated under use Class E, it accommodates a variety of commercial uses. The landlord is open to alternative uses, pending necessary consents, making this an exceptional opportunity for businesses seeking a lively, well-connected location.

Location

Located at the prominent junction of Rye Lane, Copeland Road, and Heaton Road, within a mixed-use development, this property enjoys excellent connectivity. Queens Road is about half a mile to the north, while the South Circular is approximately 2.5 miles south, leading into Forest Hill. The surrounding area features a diverse mix of national retailers, including Tesco, and Ladbrokes next door, alongside independent businesses and sole traders. This busy high street also provides direct access into Peckham Rye Station on the Overground line which is situated 0.3 miles away.

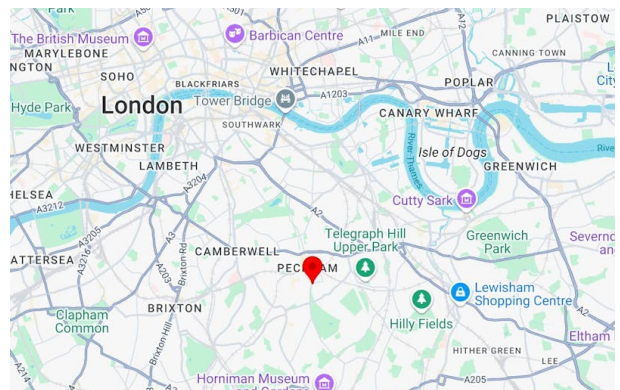
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor Unit	2,867	266.35
Total	2,867	266.35

Legal Costs

Each party to bear their own legal costs in the transaction with the in going tenant required to pay a reservation deposit on agreement of heads of terms which would be used towards abortive costs if they withdraw, otherwise utilised towards completion monies.



Viewing & Further Information

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