



180 Rye Lane
Peckham
London SE15 4NF



Ground Floor Commercial Investment Opportunity

- Ground floor commercial unit producing £45,000 pa
- Currently occupied by The Chartwell Cancer Trust
- Lease start date 26.11.2021
- Lease end date 25.11.2031
- Site measuring 287.9m²/3,099ft²
- 0.3 Miles from Peckham Rye Railway Station
- Located in the Southwark Borough Council
- Property to be sold with long leasehold - 115 years remaining
- Next rent review 26.11.2026
- No breaks
- Offers in excess of £500,000

Description

The property forms part of a larger terrace on the eastern side of Rye Road and provides ground floor retail and ancillary accommodation. The property also benefits from rear loading from ASDA car park accessed via Alpha Street. The property is currently occupied by The Chartwell Cancer Trust producing £45,000 pa with their lease expiring in November 2031.

Location

The site is located within the Southwark Borough Council and is situated 0.3 Miles from Peckham Rye Station. There are several local amenities such as Tesco Express, Asda & Anytime Fitness and the site sits within walking distance from a number of restaurant's and pubs.

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Schedule

Floor	Use	Floor Area m ²	Floor Area ft ²	Tenant	Term	Rent pa	Rent Review
Ground	Retail	287.96	3,099	The Chartwell Cancer Trust	10 years 26.11.21–25.11.31	45,000	26.11.26

Transport

The site sits in the town centre and benefits from its close proximity to Peckham Rye Station. The station is a five minute walk away which provides direct access into London Bridge Station in 15 minutes. The property has a PTAL rating of 6a (Excellent).

Access

The site can initially be viewed from the roadside. Furthermore, internal access can also be arranged through a member of the Highfield Investments team.

Rye Lane



Site Plan



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Paul Goodsir
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VAT

We have been advised that VAT is not applicable.

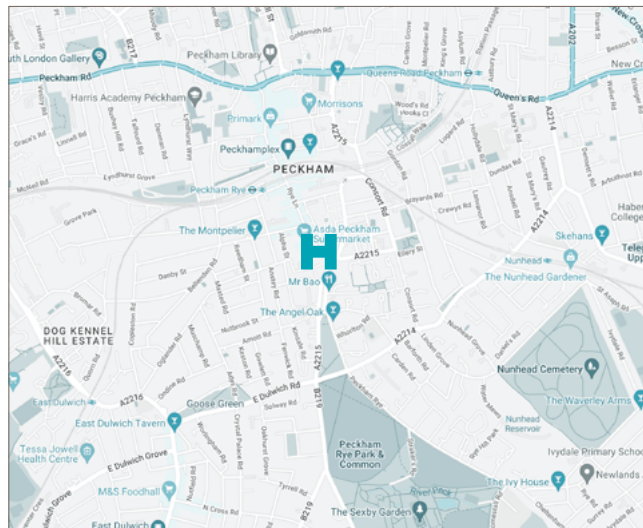
Tenure

Leasehold – 115 years remaining

Terms

Highfield Investments are inviting offers in excess of £500,000 for the freehold interest.

Site Location



Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.