

Peckham - 97/99 Commercial Way - Shop Unit To Let

- **Busy residential area**
- **Prominent corner property**
- **600 metres north of Peckham town centre**
- **Suitable for retail and community uses**

Location

Located in the heart of a busy residential area, 600 metres north of Peckham town centre. The property occupies a prominent corner location, fronting Commercial Way and Sumner Road.

Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	24 ft 2 inches	7.35 m
Ground Floor NIA	1,384 sq ft	128.6 sq m

Lease

The property is held on a full repairing and insuring lease, due to expire on 7th June 2022, at a current passing rent of £30,750 pa.

Planning

The property has planning for A1 retail, A2 and Sui Generis uses.

Terms

The property is available via an assignment of the existing lease, subject to status. Alternatively a new sub-lease is available until June 2022, rent upon application.



Business Rates

The current Rateable Value for the property is believed to be £25,000.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Street View Link:

<https://goo.gl/maps/Ussy27XvfRWCamCBA>

Link to Map / Location

<https://goo.gl/maps/dAqVLugDeWxwvr4q9>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

McKinnon Nelson, Denman House, 20 Piccadilly, London,
W1J 0DG

William Nelson

Tel 0203 411 0009 | Mob 07876 338518
william@mckinnonnelson.co.uk

0203 432 4300