

CORNERHOUSE

133A RYE LANE, PECKHAM

AVAILABLE TO LET

2,065SQFT GROUND FLOOR
FITTED RESTAURANT SPACE
WITH HIGH STREET FRONTAGE





CORNERHOUSE

183A RYE LANE, PECKHAM

FORZA
WINE

TOPKOTSU

MILO
AND THE BULL

MARKET
WORKSPACE

PECKHAM
AUDIO

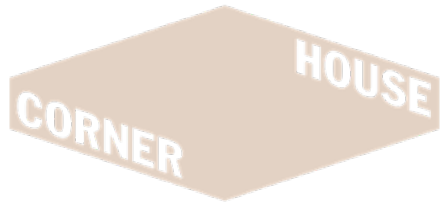
WELCOME TO CORNERHOUSE

Cornerhouse sits prominently in the centre of Rye Lane, in a recently redeveloped, 7-floor red brick Edwardian building.

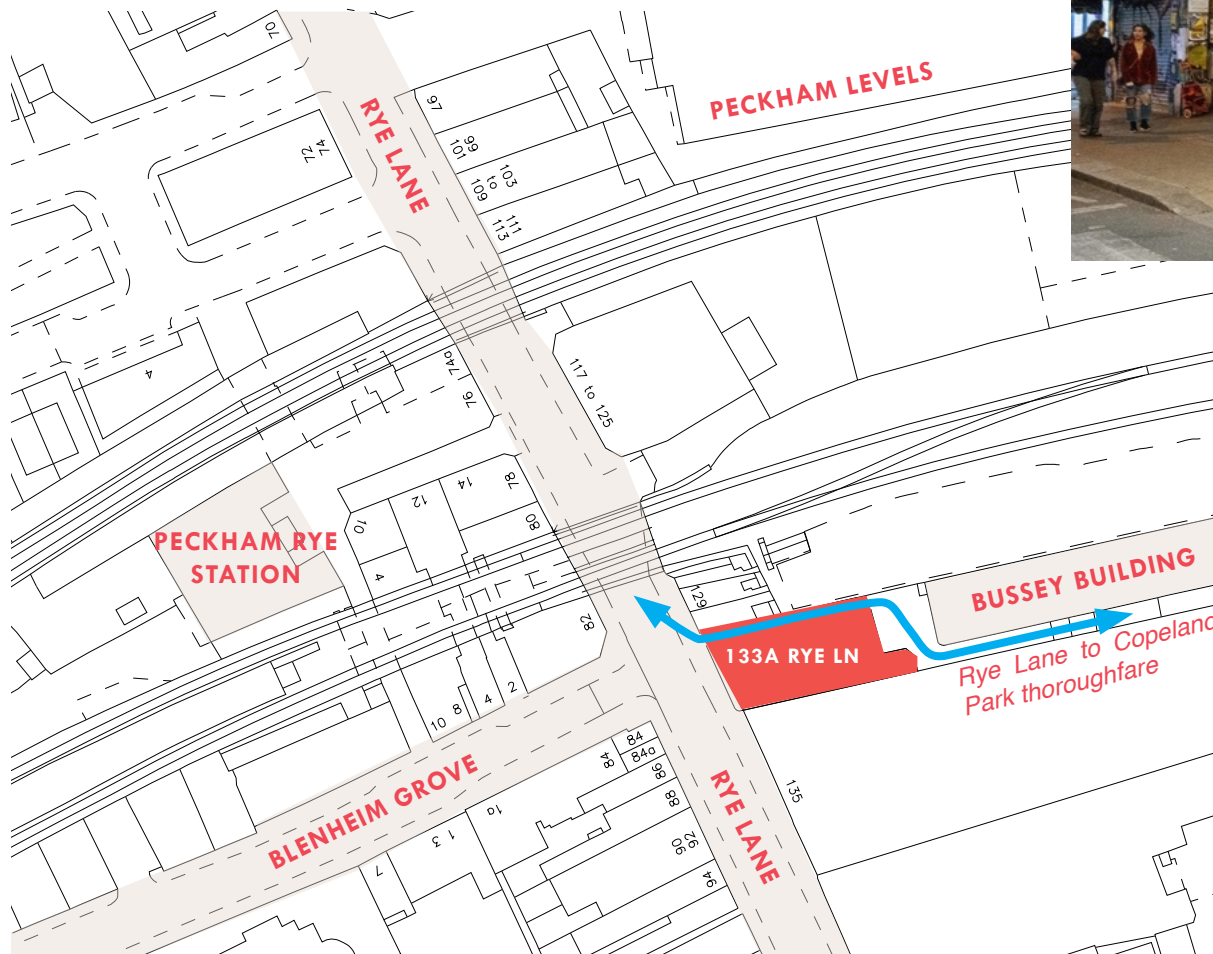
Since opening in 2019 we have been proudly platforming and supporting small local businesses, while offering our neighbourhood a place to come together to eat, drink, work and socialise in the heart of Rye Lane.

Formerly known as Market, our new Cornerhouse brand takes inspiration from Lyon's Tea Rooms and Corner Houses, one of the original operators of the building over a century ago. Traditionally 'corner houses' were places centred around the people who used them, coming together to share news, catch up with a neighbour or meet some new ones.

Building on this tradition, Cornerhouse offers a place for the local neighbourhood to call its own.

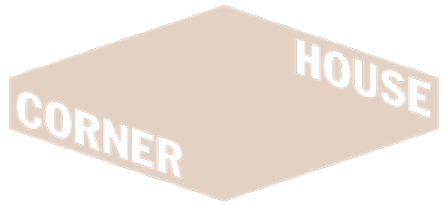


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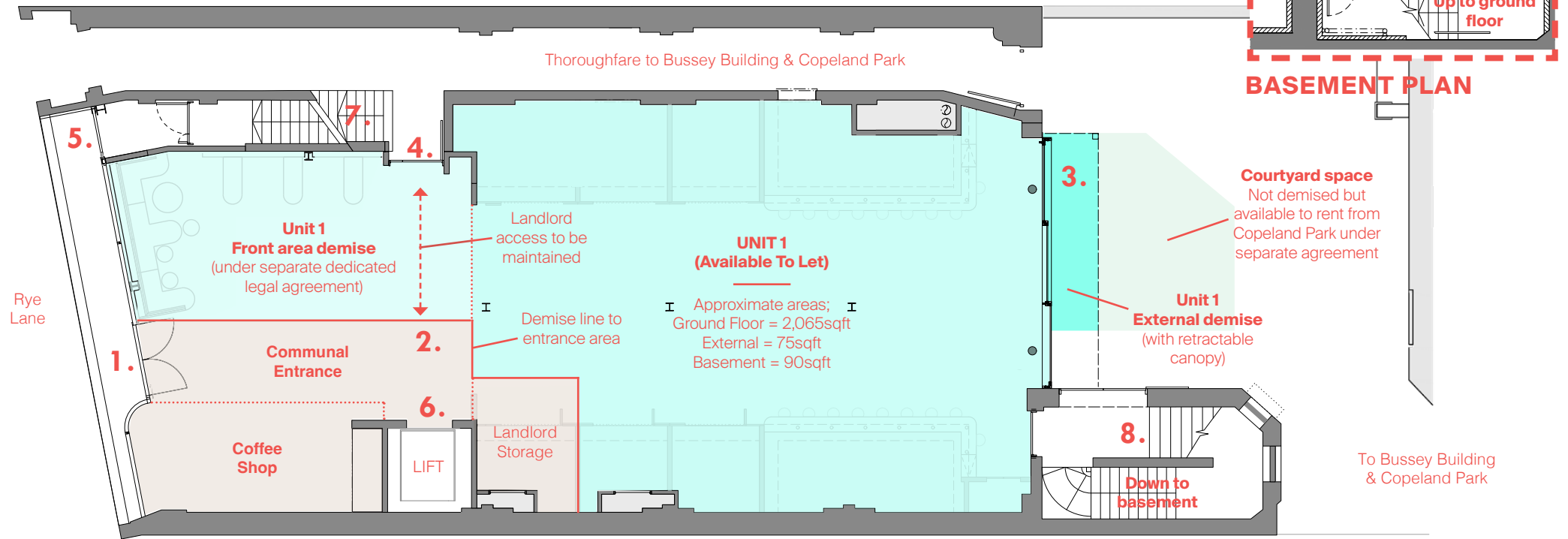


OPPORTUNITY OVERVIEW

- 2,065sqft ground floor space, 90sqft basement plus 75sqft rear courtyard area
- High street frontage with excellent footfall, yards from Peckham Rye station at one of Rye Lane's busiest junctions, at the gateway to the Bussey Building and Copeland Park.
- Set at the front of a bustling mixed use, design-led commercial building
- Existing fit-out (including M&E, flooring)
- Long lease available from early 2025



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GROUND FLOOR PLAN

BASEMENT PLAN

KEY:

- 1. Rye Lane entrance
- 2. Unit 1 main entrance
- 3. Unit 1 courtyard entrance
- 4. Unit 1 side entrance
- 5. Peckham Audio entrance
- 6. Lift to Forza Wine, Market workspace, Milo & The Bull
- 7. Stair to Tonkotsu & Market workspace
- 8. Stair to Milo & The Bull



CORNERHOUSE

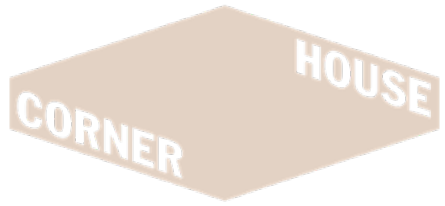
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THE BUILDING

Cornerhouse is a bustling mixed use building with a large shopfront welcoming customers into the communal entrance area and lettable ground floor space. On our upper floors you'll find **MARKET PECKHAM**'s 270-person co-working space, **FORZA WINE**'s rooftop bar, **TONKOTSU**'s ramen restaurant, **MILO & THE BULL**'s fitness studio, plus **PECKHAM AUDIO**'s live music venue in the basement.

As well as having one of the most prominent frontages on Rye Lane, Cornerhouse also contains the primary accessway from the high street through to Copeland Park / Bussey Building.

Alongside footfall from the broad range of customers within Cornerhouse itself, this brings hundreds of small business owners and thousands of visitors through the building and past the front entrance and rear courtyard (pictured) each week, creating a genuine dual frontage and highly visible outdoor seating area (pictured) for the ground floor unit.



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1.



2.



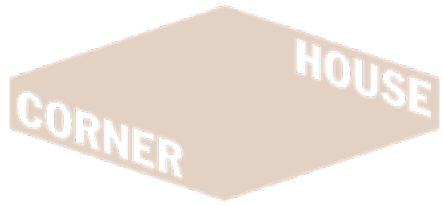
3.



4.

**GROUND FLOOR UNIT
AVAILABLE TO LET;**

1. View from entrance to courtyard
2. Existing open kitchens
3. Service counter to courtyard
4. Courtyard space



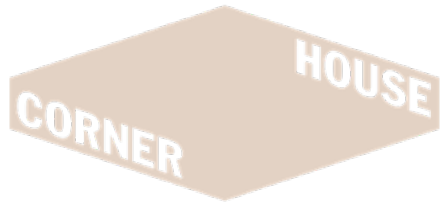
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**FRONT AREA
(To be reconfigured to
form front demise for
Unit 1 and communal
entrance area);**

- 1. Window seating & frontage
- 2. Existing bar and lift access
- 3. Existing evening cocktail bar
- 4. Visibility of dedicated window frontage from Peckham Rye Station (Blenheim Grove entrance)



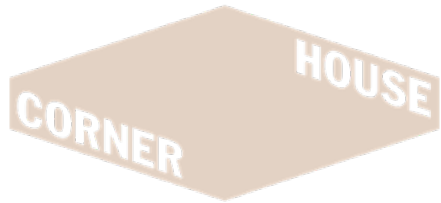


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OTHER BUILDING FACILITIES;

- 1. Milo & The Bull
- 2. Forza Wine
- 3. Tonkotsu
- 4. Market Workspace



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UNIT DETAILS

General;

- 3.5m ceiling heights
- Full height glazing to front and rear with branding opportunities on each
- Multiple points of entry
- Strong footfall from both external and building users
- Use of accessible WC and baby change at basement level
- Use of communal bin store in basement
- Grade 1A basement storage area
- Use of Copeland Park for delivery access

Fit-out;

- New, largely glazed partition to entrance corridor, with large doors into lettable ground floor space
- Polished concrete floor to rear, brick flooring to front area
- Retained original features
- Retractable canopy to courtyard
- Existing extraction and ductwork venting to side of building at ground floor level
- Existing Daikin heating & cooling system
- Ceiling mounted cable trays

Utilities;

- Metered gas, water and 3-phase electricity supplies
- Multiple drainage connection points

TERMS

Tenure;

Available by way of a new 10 year lease subject to upward only rent reviews. Separate 10 year agreement for front area with additional landlord controls.

Rent;

£115,000 per annum exclusive, for combined front and rear areas

Rates;

Enquire for details

Service charge;

TBC, 2024 contribution = c.£900+vat pcm

Buildings insurance;

TBC, 2024 contribution = c.£300+vat pcm

EPC;

Available on request

Additional obligations;

Supporting the building management team by acting as the on site reference point for issues that may arise during evenings, outside office hours.

OPERATING HOURS

Opening hours consented via planning;

- Sun-Wed = 7am to midnight
- Thu = 7am to 1am
- Fri-Sat = 9am to 4am

Existing premises license hours;

- Mon-Thu= 8am-11pm
- Fri-Sat = 8am-midnight
- Sun = 9am-11pm

Disclaimer;

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