

# RESTAURANT / BAR / FITNESS STUDIO (STTP) TO LET

3,402 SQ FT (316.06 SQ M)

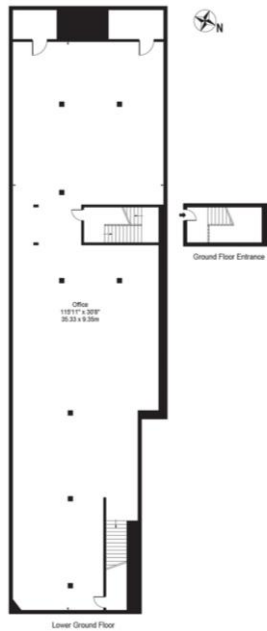
**KALMARs**

COMMERCIAL

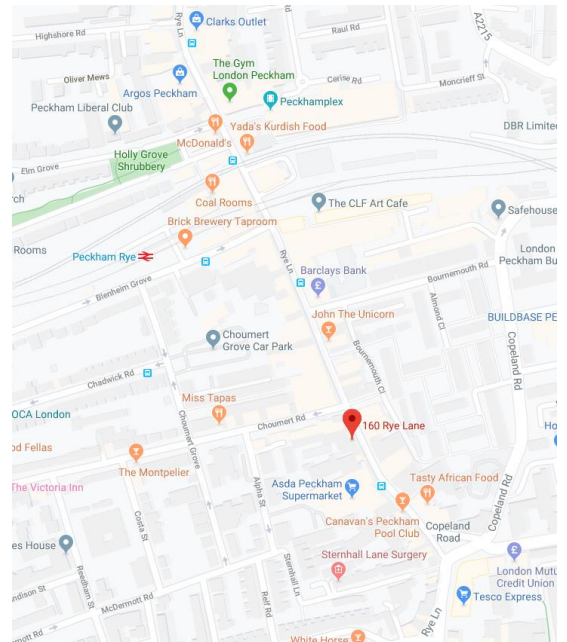
020 7403 0600



## FLOORPLAN



## MAP



**160-162 RYE LANE, PECKHAM, SE15 4NB**

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## LOCATION

Located on Rye Lane, an area which is fast becoming renowned for its food and cafe culture. The local area benefits from a high street with good footfall, an expanding office and residential population nearby and proximity to rail transport.

The property is 0.2 miles from Peckham Rye station which services the London Overground and Southeastern train lines.

## RENT

Seeking offers in the region of £35,000 per annum.

## TENURE

A new long-term, full repairing and insuring lease is available on flexible terms.

## VAT

The property is not elected for VAT.

## COSTS

Rateable Value – Yet to be assessed.

Service Charge – Yet to be confirmed.

Legal Costs – Both sides will be responsible for their own legal costs.

## DESCRIPTION

The commercial unit measures roughly 3,402 sq ft and is found on the basement level. There is direct street access and an emergency exit into the corridors of the residential block.

The unit will be delivered in shell and core condition with capped services. It benefits from 4m+ ceiling height and an open plan structure.

## USE

The property currently has A1 retail, but the landlord is open to planning applications for change of use to A3 Restaurant, A4 Drinking Establishment, D1 Medical / Education or D2 Fitness Studio.

## VIEWING

By appointment through sole agents:

## KALMARs COMMERCIAL

Jack Scotter

0207 403 0600

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