

**TO LET &
FOR SALE**

**180 RYE LANE
PECKHAM**

LONDON, SE15 4NF

GROUND FLOOR COMMERCIAL UNIT

MEASURES CIRCA 3,700 SQFT

SUITABLE FOR RETAIL OR
RESTAURANT USE

Elem^{RE}



PROPERTY

The property comprises a prominent self-contained commercial unit occupying a prime position on Rye Lane, in the heart of Peckham, SE15.

The accommodation is arranged entirely at ground floor level (with no basement) and extends to approximately 3,700 sqft (343.7 sqm) Net Internal Area (NIA).

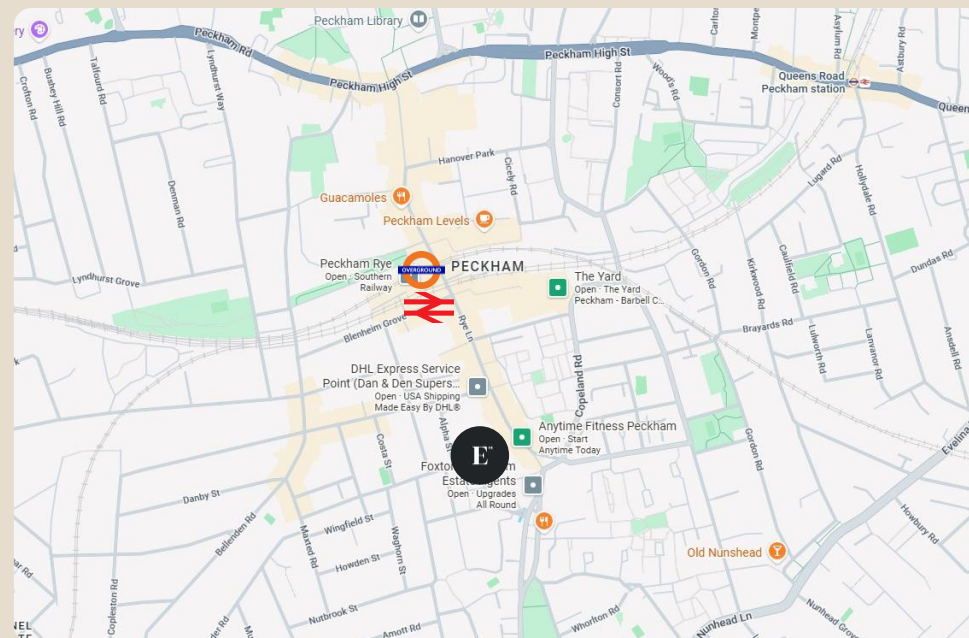
The premises benefit from Use Class E and are therefore suitable for a wide range of commercial uses, including retail and restaurant purposes. The property is not suitable for use solely as a hot food takeaway or as a place of worship. Interested parties are advised to enquire with sole agents Elem Real Estate to ascertain whether their proposed use will be acceptable.

LOCATION

The property is situated on Rye Lane, one of South East London's principal retail thoroughfares, which links Peckham High Street to the north with Peckham Rye to the south. The premises benefit from substantial pedestrian footfall, with nearby occupiers including: Tesco Express, Anytime Fitness, F45 Training and Cake Box.

Peckham benefits from a densely populated and increasingly affluent catchment, characterised by a young demographic and strong levels of consumer expenditure. The area continues to experience significant residential-led regeneration and is underpinned by excellent transport connectivity.

Peckham Rye Station is located within a 4 minute walk (0.2 miles). The station provides services via Southeastern, Thameslink, Southern and the London Overground networks, offering direct connections to London Bridge Station (journey time: 10 minutes), London Victoria Station (13 minutes) and London Blackfriars Station (15 minutes).



LEASE TERMS

Guide Rent: £57,500 per annum exclusive.

The property is available by way of a new Fully Repairing & Insuring (FRI) lease, on terms to be agreed.

SALE TERMS

Guide Price: £600,000.

The property is available by way of assignment of the existing long lease, granted in November 2023 for a term of 250 years at a peppercorn ground rent.

BUSINESS RATES

Rates Payable are estimated to be between £12,033 and £13,608 per annum. Interested parties should make their own enquiries with the Valuation Office Agency to confirm the exact liability.

The Valuation Office Agency website records the property as having a Rateable Value of £31,500 with effect from 1st April 2026.

VAT

We understand the property is not opted-to-tax and therefore that VAT is not payable on the rent or purchase price.

EPC

The properties sit within band "C". A copy of the EPC is available on request.

VIEWING & FURTHER INFORMATION

Please contact sole agents Elem Real Estate on:

Louis Markham

020 7459 4444
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