

ALEX MARTIN

COMMERCIAL

43 Peckham High Street, SE15 5EB



TO LET

AMP1710

020 7100 2348

ALEX@ALEXMARTIN.CO.UK

- **D1 USE**
- **SUITABLE FOR NURSERY / DAY CENTRE / MEDICAL / EDUCATIONAL USES**
- **OUTDOOR SPACE INCLUDED**
- **FRONT AND/ OR REAR ENTRANCE**
- **HIGH STREET LOCATION**
- **APPROX. 6,000 SQ FT**
- **GUIDE: £90,000 PER ANNUM**

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DESCRIPTION

Situated with frontage on to Peckham High Street with a rear entrance on Melon Road leading to a main hall on the first floor with a mezzanine. There is also a basement level that offers a secondary hall of approx. 1,000 sq ft.

ACCOMODATION

Total GIA: Approx 6,000 Sq Ft.

PLANNING

It is understood that the property benefits from D1 consent. Interested parties are advised to speak to Planning department at the London Borough of Southwark for clarification. 0207 525 5000

VAT

The property is not elected for VAT.

EPC

Available upon request.

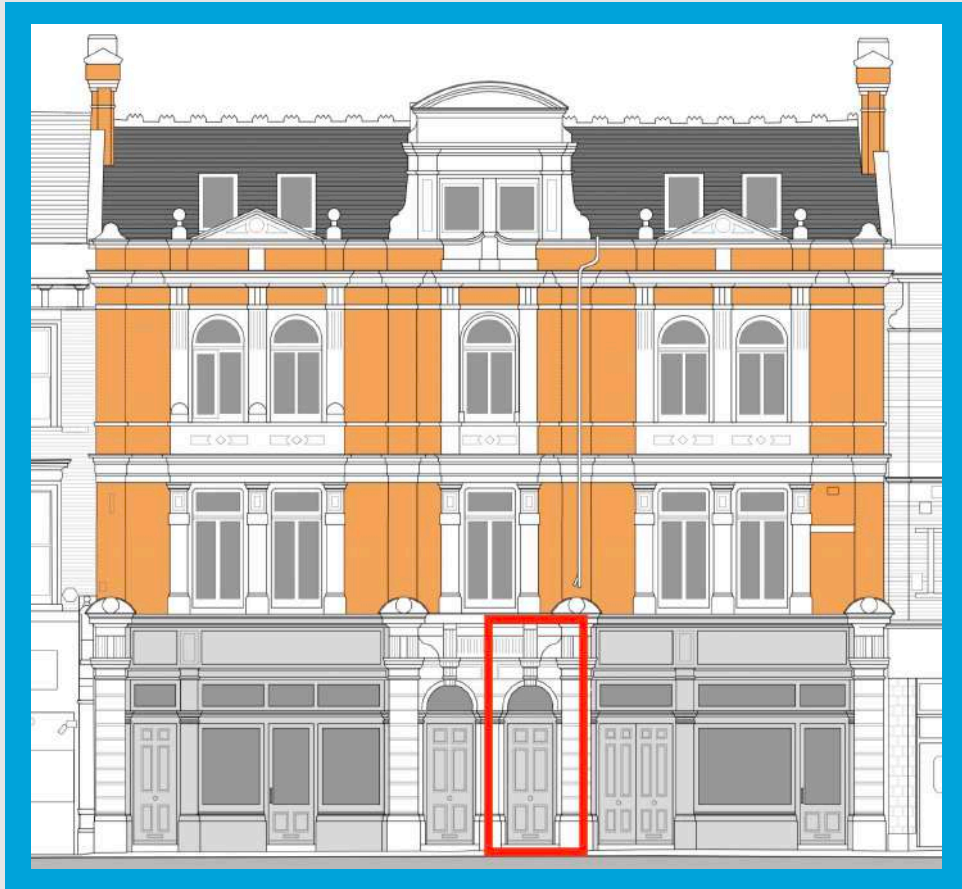
TERMS

We are guiding a rent of £20 per sq ft for the main areas and £12.50 per sq ft for the basement.



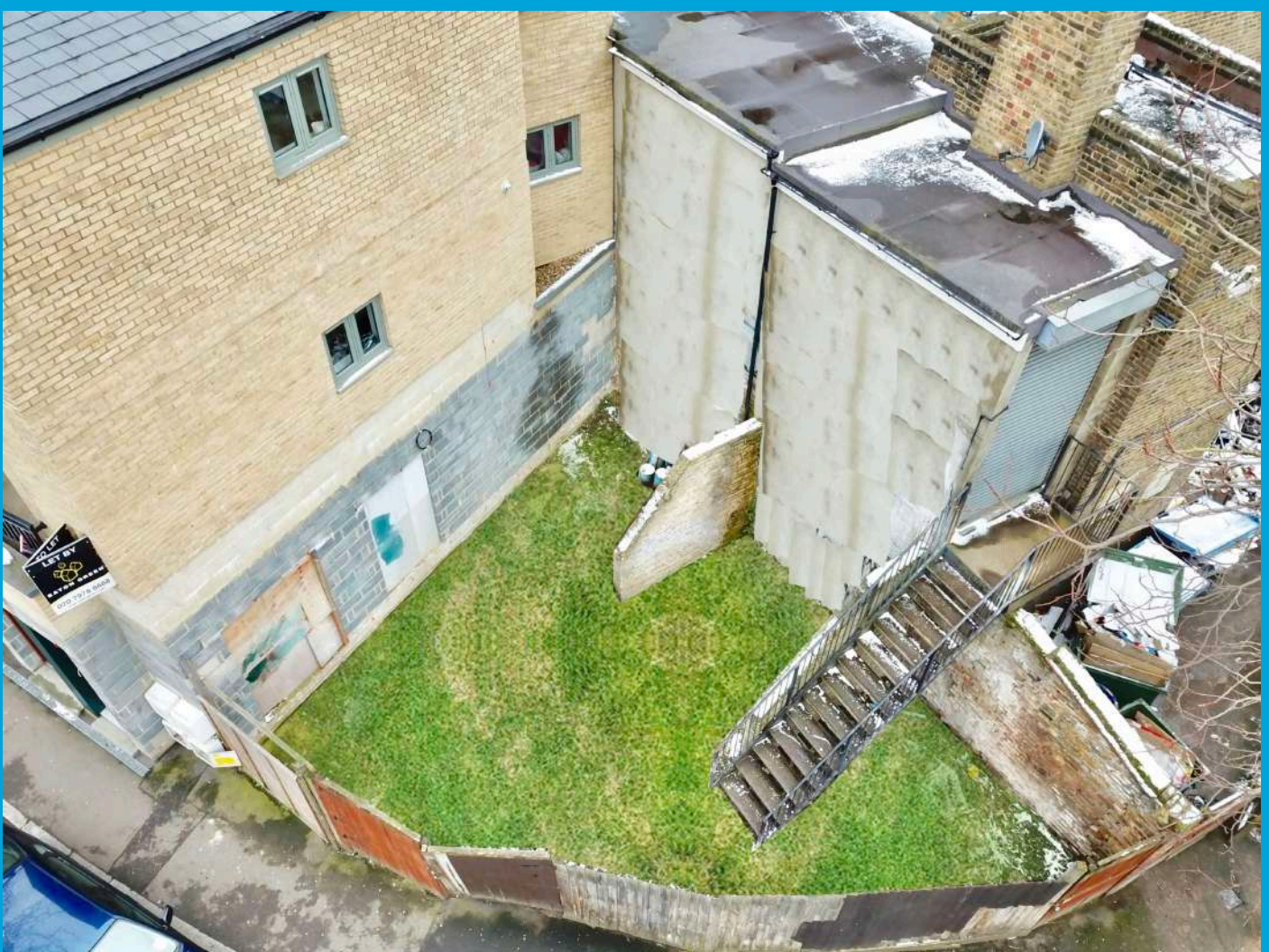
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Important Notice

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. Any comment on council tax/ rateable value/ rates payable and permitted planning use, is given in good faith from information informally supplied to us. Purchasers or tenants should seek confirmation direct from the relevant authority. Any services, fixtures & fittings or machinery in the property has not been tested and Alex Martin Commercial give no warrant or representation as to their condition.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Alex Martin Commercial will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements or other information provided.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.