

CLASS E SHOP
LONG LEASEHOLD INVESTMENT
FOR SALE
3,751 SQ FT (348 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



180 RYE LANE, LONDON, SE15 4NF

LOCATION:

The property is situated on the southern end of Rye Lane.

Predominantly a shopping district, with a busy local market, the area is fast becoming renowned for its food and café culture, with several local amenities such as Tesco Express & Anytime Fitness, bordering the property.

It has great transport links provided by the national rail and overground station at Peckham Rye and is also home to popular night-time institutions such as Frank's Cafe and the Bussey Building.



SIZE: 3,751 Sq Ft (348 Sq M)



SALE PRICE: Offers In Excess Of £650,0000



COSTS:

LEGAL COSTS: Both parties to pay their own legal costs.



VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.



CONTACT:

Farah Mohamed
farahm@kalmars.com
020 7403 0600

Sebastian Kalmar
sebastiank@kalmars.com
020 7403 0600

DESCRIPTION:

The property forms part of a larger terrace, providing ground-floor retail and ancillary accommodation.

It benefits from 5 metres of frontage onto the high street, electronic shutters, concrete floors, and rear yard space.

LEASE:

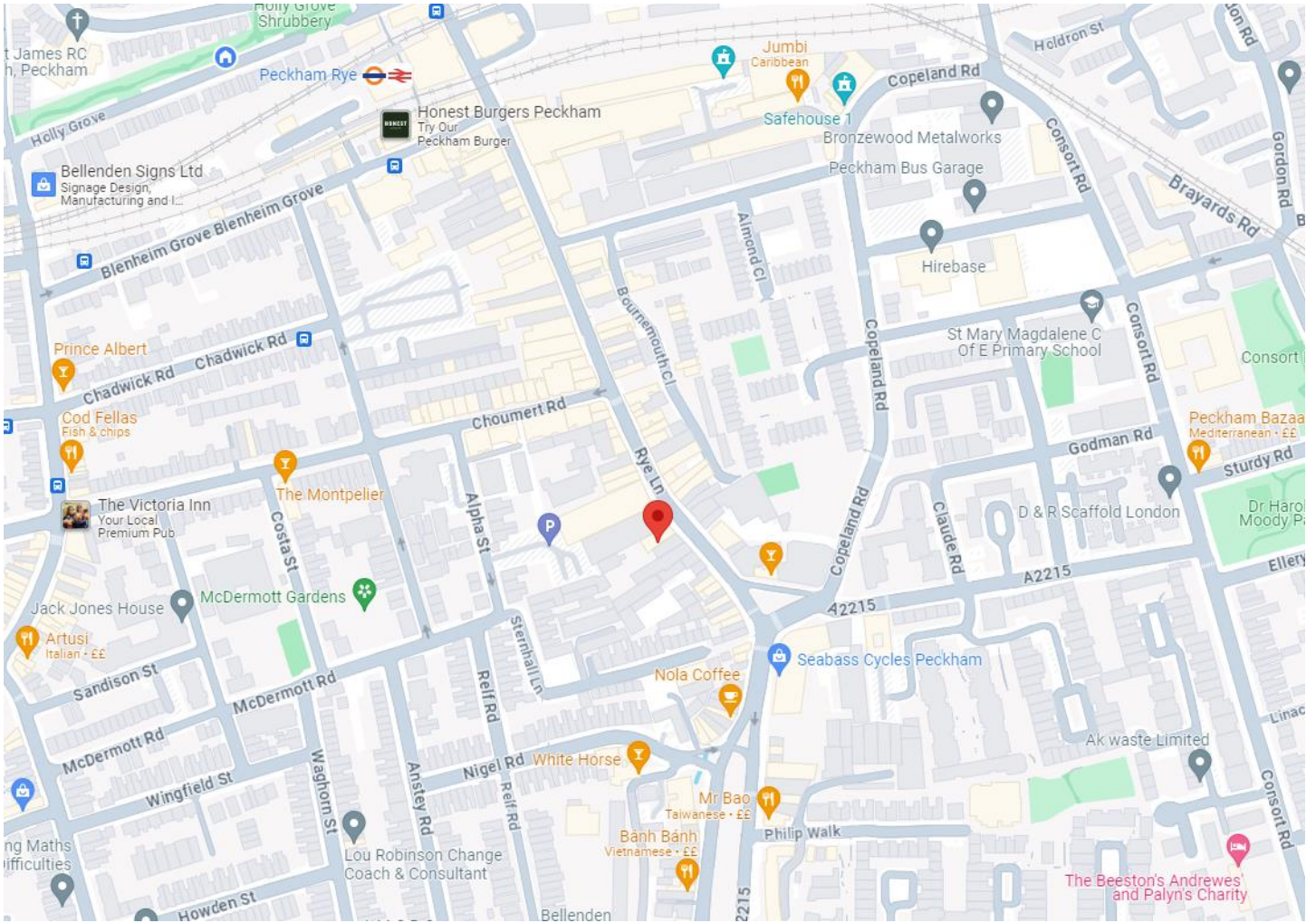
A new lease, producing £45,000 per annum, was granted in November 2021 for a term of 10 years, outside of the Landlord and Tenant Act of 1954, subject to an upward-only review in year 5.

TENANT:

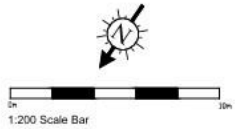
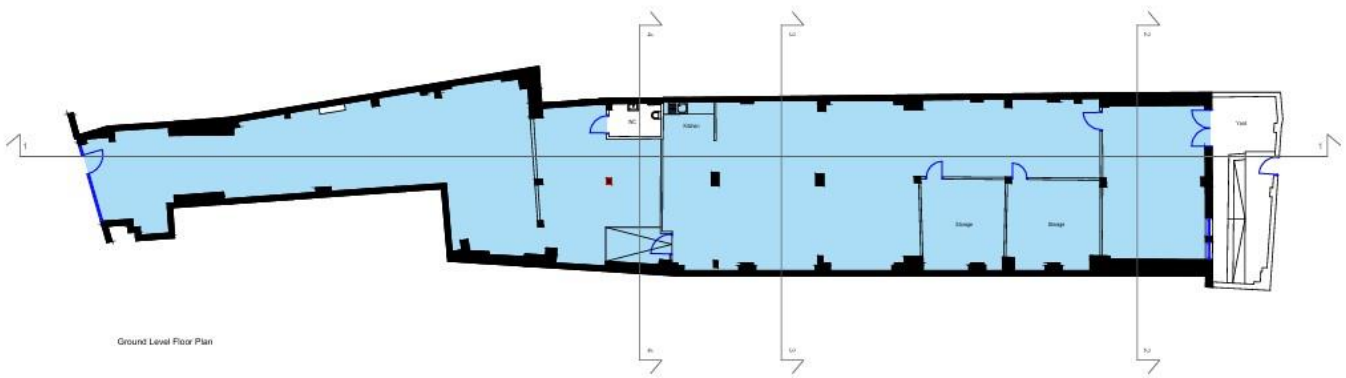
The property is let to the Chartwell Cancer Charity Trust, who operate the unit as a charity shop.

TENURE:

250-year leasehold (Peppercorn ground rent)



All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.



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