



104 Peckham High Street, London SE15 5ED

Prime Consented South-East London Development Opportunity

- Unconditional offers invited in the region of £800,000
- Vacant retail unit with a single residential flat above
- Highly sought after SE15 location.
- Planning granted to improve/extend existing units, adding an additional 2 dwellings

Description

The opportunity lies within a high footfall area of Peckham, South East London nearby the equally popular Camberwell, Dulwich and the open space of Burgess Park.

The site is located on the Southern Side of Peckham High Street and currently takes the form of retail unit (2,000 sq ft) and 2-bedroom flat (721 sq ft) which are both vacant.

The property is ground and first floor only, with planning to add an additional floor to the property. The property would need refurbishment before occupation.

Planning has been granted for the addition of two residential units, a 3 bed flat with its own entrance and a 2 bed flat, to add to the existing 2 bed flat and retail premise. We encourage all parties to conduct their own due diligence with regards to planning and measurement of the site.



New Homes



Land Agency



Commercial Agency



Chartered Surveyors

All Enquiries:

James Cahoon-Kelly
Development Consultant
James@pedderproperty.com
0208 702 9999

Location

The site is located in Peckham, near the intersection of Peckham High Street and Rye Lane. Peckham High Street connects New Cross and Camberwell and is a popular spot for both residential and commercial uses. The site falls within the Rye Lane Conservation area, as well as the Peckham Townscape Heritage Initiative.

Situation

The site is approximately 0.3 miles to Peckham Rye Train Station and 0.5 miles to Queens Road Peckham, both offering the London Overground and National Rail services in and out of London, including direct trains to Victoria, London Bridge and Clapham Junction, all within 20 minutes. In addition, the location has several bus routes offering access to the popular surrounding areas. The area is a popular retail destination, with many local and national retailers in close proximity.

Planning

Planning has been granted for a rear extension of an existing mixed-use terrace building to create an additional two residential units, to create 2 x 2 beds, 1 x 3 bed and a retail premises. For further details, please see Southwark Planning Portal – reference 20/AP/2850.

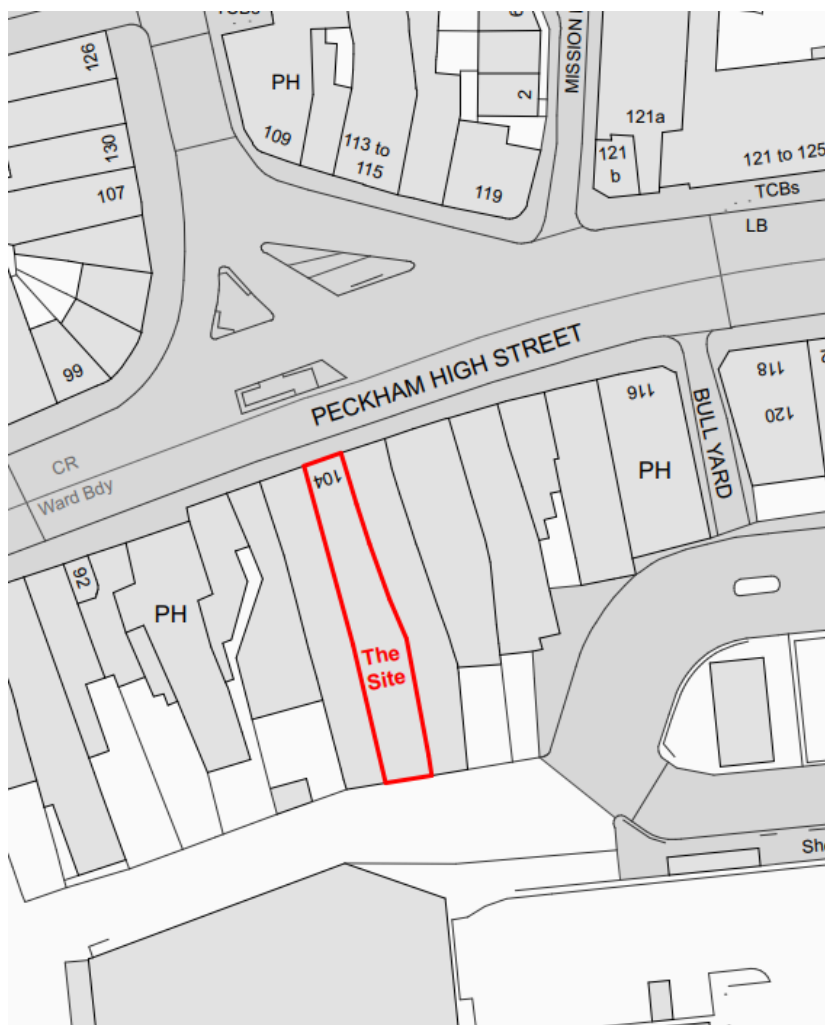
Existing and Proposed floorplans can be seen on the next page.

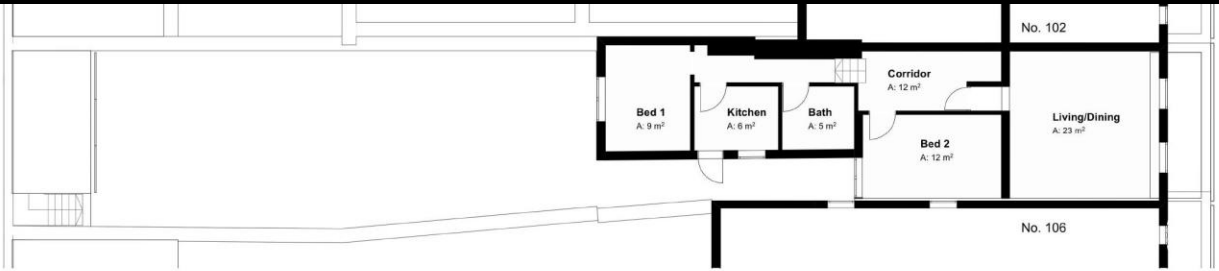
The Property

Both the retail premises and flat are vacant and are in a state of disrepair. The property is in need of refurbishment before occupation takes place.

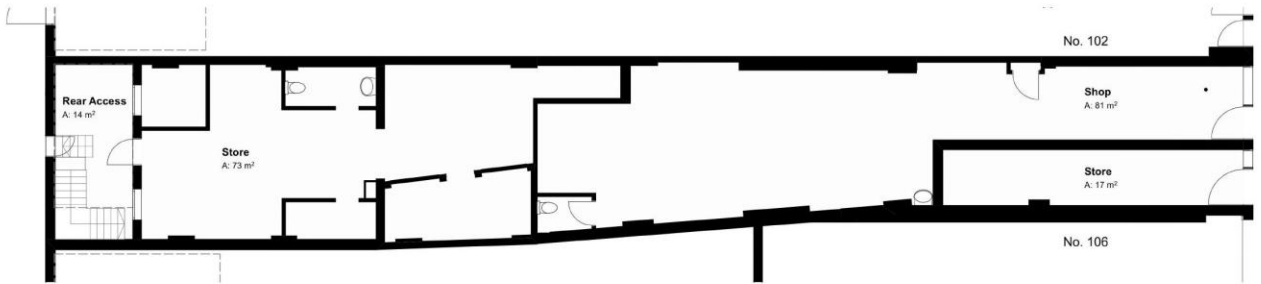
Access to the flat is via a shared rear entrance and along the roof of the commercial unit.

The consented development scheme presents a great opportunity for an incoming buyer to purchase their own centrally located Peckham property.

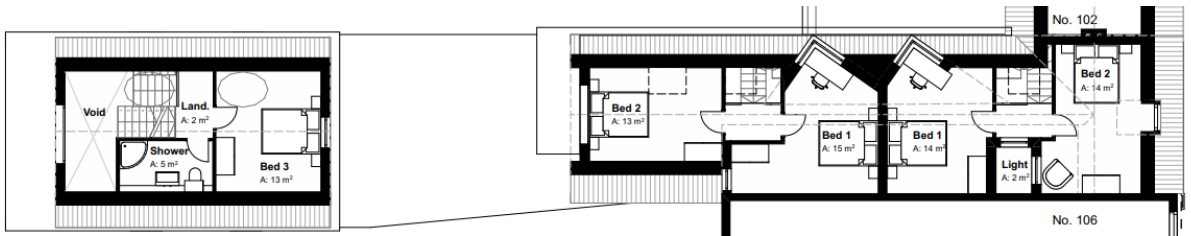




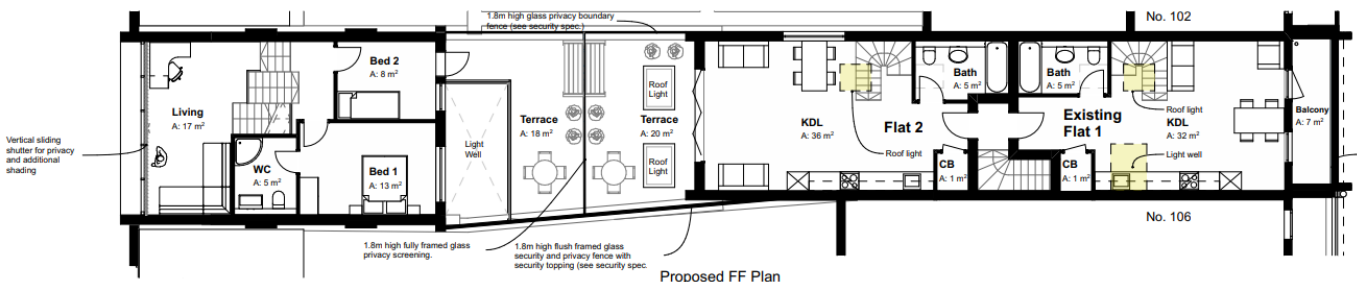
Existing First Floor



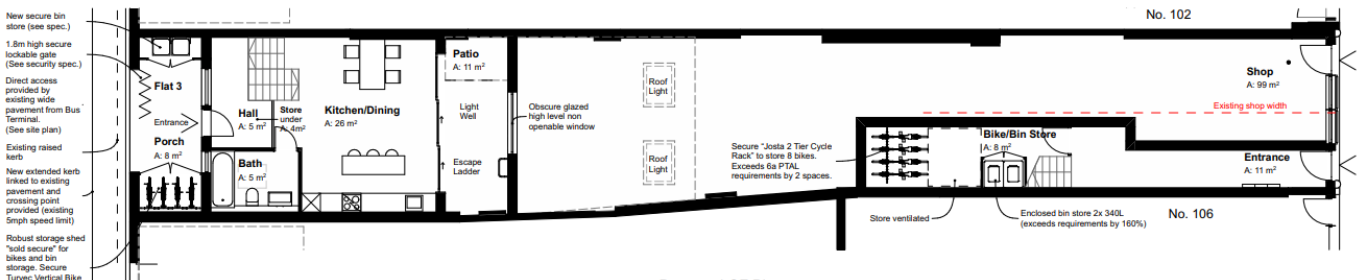
Existing Ground Floor



Proposed SF Plan



Proposed FF Plan



Proposed GF Plan

Vertical sliding shutter for privacy and additional shading.
New secure bin store (see spec.)
1.8m high secure lockable gate (See security spec.)
Direct access provided by existing wide pavement from Bus Terminal. (See site plan)
Existing raised kerb.
New extended kerb linked to existing pavement and crossing point provided (existing Simplif speed limit)
Robust storage shed "sold secure" for bikes and bin storage. Secure Turvec Vertical Bike Rack for 4 cycles (see spec.)

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Price

Offers in the region of £800,000
for the freehold interest

Method of Sale

The Property is being offered for
sale via Informal Tender

VAT

We understand that VAT is not
applicable.

Access/inspection

The property may be inspected
through prior appointment
through Sole Agents, Pedder.
Please contact Will to arrange
access to the site.

Other Information

Further information is available
on request including existing
floorplan, CGI's, internal images,
comparable evidence and EPC.

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Misrepresentation Act

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