

To Let



195 Rye Lane, London, SE15 4TP

### Location

Situated in the heart of Peckham, this shop offers an exceptional location on Rye Lane, one of South London's most vibrant and well-connected streets.

Known for its eclectic mix of independent shops, cafes, restaurants, and bustling markets, Rye Lane is at the centre of Peckham's thriving commercial and cultural scene.

Just 0.2 miles from Peckham Rye Station the property benefits from an array of transport links via overground, national rail and bus routes.

### Description

The property comprises of 888 sqft of recently refurbished open floor space providing a flexible layout for a range of uses.

Boasting a prominent glass frontage offering opportunity to attract interest from passersby.

The space is well presented with good natural light throughout, offering a blank canvas for any tenant to bring their vision to life.

### Accommodation

Ground Floor: 82.5 sqm      888 sqft

### Use Class

We understand the use class to be E.

### Lease

The property is available by way of a new FRI lease. Terms to be agreed.

**Rent** - £38,000 per annum

**Rates** - Available on request

**VAT** - All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

**EPC** – The property has an EPC rating of C. Full EPC report is available on request.



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#### All Enquiries:

Jack Tucker  
Land Consultant

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0208 702 9999



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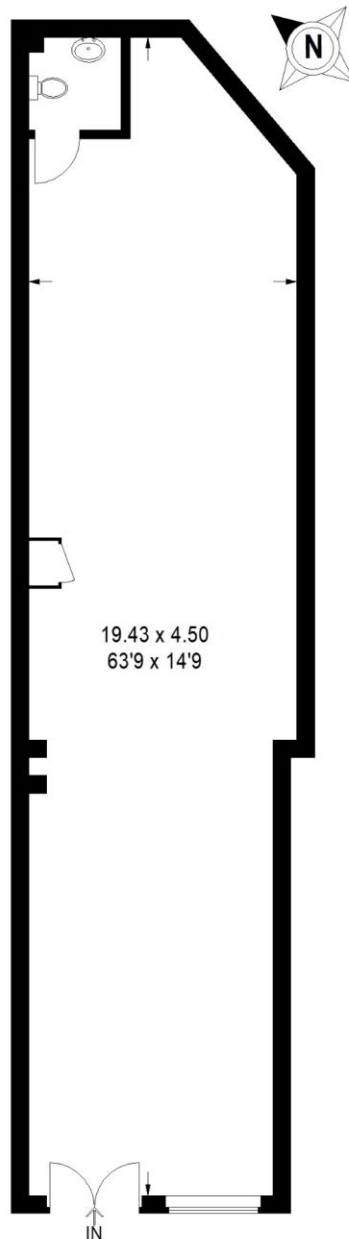
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## Rye Lane, SE15

Approximate Gross Internal Area  
82.5 sq m / 888 sq ft



### Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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