

## SIZEABLE LICENSED BASEMENT PREMISES TO LET

New Lease – Nil Premium

**160 RYE LANE, PECKHAM, LONDON, SE15 4NB**

- Located approximately 200 metres south east of Peckham Rye Station.
- Total approx. gross internal area 372 sq m (4,000 sq ft).
- The basement has a floor to ceiling height of circa 4.5 metres (14  $\frac{3}{4}$  feet).
- Licensed to sell alcohol until 12:30am on Friday and Saturday.
- Seeking offers from bar/club operators. May suit alternative uses (subject to obtaining necessary consents).

**AVAILABLE BY WAY OF A FREE-OF-TIE NEW LEASE** – All terms to be negotiated

**RENTAL OFFERS INVITED**

**SUBJECT TO CONTRACT** – Joint-sole letting agents

LONL521

**8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com**  
**Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Associate Director P.A. Themistocli BSc (Hons) MRICS**

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Location

The property lies within the London Borough of Southwark in the heart of Peckham approximately five kilometres (three miles) south of the City of London. The premises fronts Rye Lane which is the main retail pitch in Peckham that links the High Street and Rye Lane Market. The surrounding area comprises predominantly commercial and residential properties.

It is situated approximately 200 metres south east of Peckham Rye Railway Station, which lies within 'Zone 2' and provides access to both Railway Services and the London Overground Line. The journey time into London Bridge Station is around 10 minutes.

A location plan is attached.

## Description

Self-contained basement premises of a six storey mixed use building comprising retail use at ground floor level with eight flats to the upper parts. We have been advised that the gross internal area of the basement is approximately 372 sq m (4,000 sq ft). The unit will be let in shell and core condition.

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Licensing

The premises licence permits the sale from 11:00am until 11:30pm on Sunday to Thursday and from Friday 11:00am until 12:30am on Friday and Saturday.

## Planning

The property was granted 'Drinking Establishment Use' on Wednesday 12<sup>th</sup> August 2020.

## Rating Assessment

The premises will need to be assessed for business rated purposes once the business is open and trading.

## Tenure

The property is offered by way of a new-free-of tie lease. All terms are to be negotiated.

## EPC

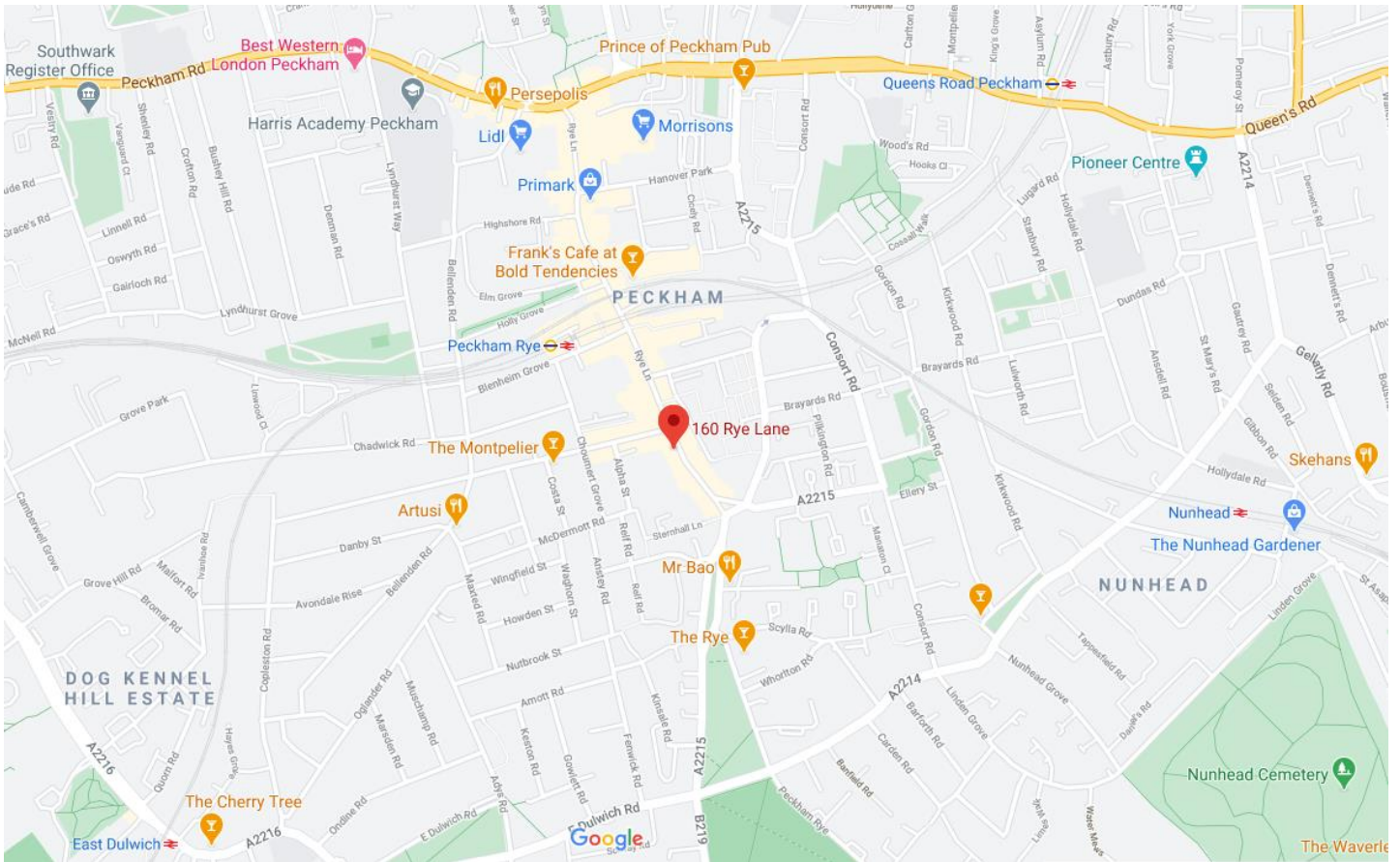
The premises has an EPC rating of B (27). Copy below.

## Further Information & Viewing

For further information, please contact Panayiotis Themistocli of the joint - sole letting agents on Tel. 0207 836 7826 or Email. [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

Joint Agent: Koopmans – Aman Parmer on Tel. 01932 853 749.

## Location Plan



Google Maps. Not to scale - Provided for indicative purposes.

## EPC

### Energy Performance Certificate Non-Domestic Building

**BASEMENT**  
160-162 Rye Lane  
LONDON  
SE16 4NB

**Certificate Reference Number:**  
0042-0931-6259-0371-3006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**27** This is how energy efficient the building is.

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 306  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 38.16  
Primary energy use (kWh/m<sup>2</sup> per year): 225.7

#### Benchmarks

Buildings similar to this one could have ratings as follows:

**25**

If newly built

**73**

If typical of the existing stock