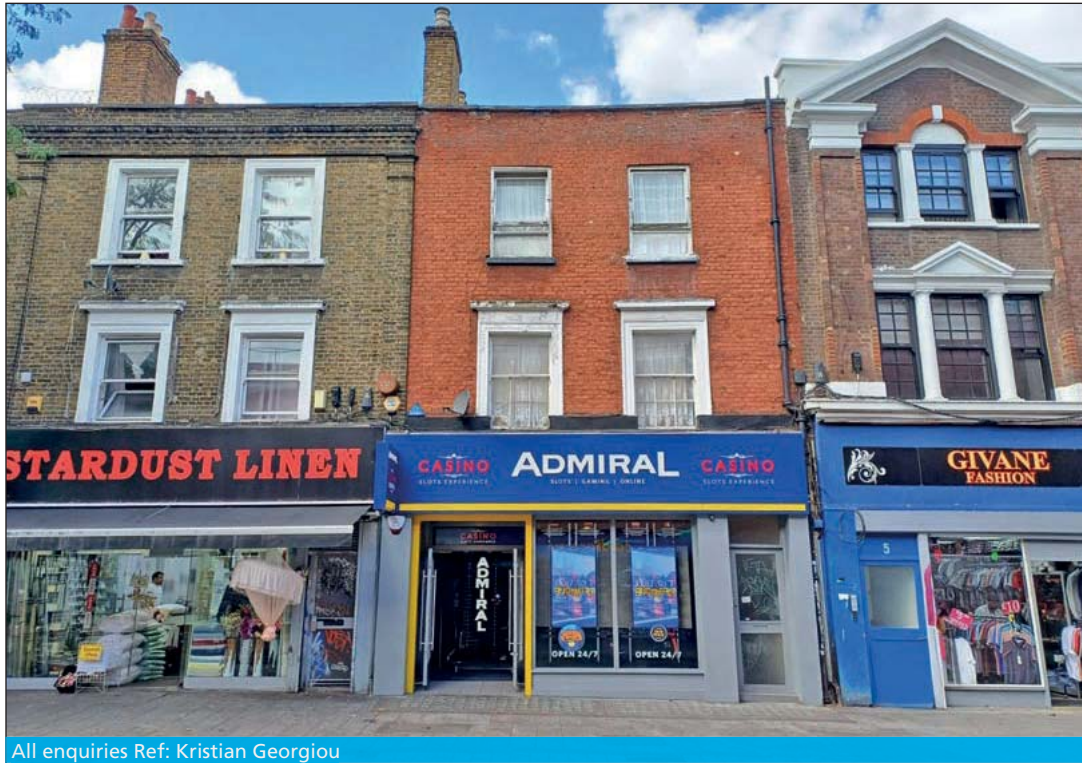




- Freehold three-storey mid-terrace mixed-use building
- Comprising a ground floor casino centre together with two self-contained flats on the upper floors.
- Investment (Rent reserved: £48,573 per annum)

Location:

The property is situated on Rye Lane (A2215) in the heart of Peckham town centre. Rye Lane is a busy retailing thoroughfare benefiting from high pedestrian footfall and a wide variety of national and independent occupiers. Public transport links include Peckham Rye Station (London Overground, National Rail and Thameslink services) together with a network of local bus services serving the surrounding vicinity.

Accommodation:

Unit	Accommodation	EPC	Council Tax
Ground floor shop	Used as casino/slot machine establishment across approx. 1,668 sq ft (VOA)	TBA	N/A
2A	The auctioneers were unable to inspect at the time of going to print but believe the property to comprise a one-bedroom maisonette	F	B
2B	The auctioneers were unable to inspect at the time of going to print but believe the property to comprise a one-bedroom maisonette	TBA	B

Description:

A freehold three-storey mid-terrace mixed-use property comprising a ground floor amusement centre together with two self-contained residential flats arranged over the first and second floors. The ground floor extends to approximately 1,347 sq ft and is let to RAL Limited trading as an casino centre. The property is held on a lease for a term of 10 years from 14 February 2018, subject to a 5 yearly rent review, at a current passing rent of £48,573 per annum. The upper parts comprise two self-contained flats, accessed independently from Rye Lane. The property occupies a prominent position on the well-established retail parade of Rye Lane within Peckham town centre, benefiting from substantial pedestrian footfall and strong transport links. The surrounding area is characterised by a mixture of national and independent retailers, restaurants, cafés and leisure operators.

Tenancy:

Let to RAL Limited for a term of 10 years from 14 February 2018, subject to a 5 yearly rent review, at a current rent of £48,573 per annum.

Rent reserved:

£48,573 per annum

