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LICENSED GROUND FLOOR & BASEMENT RESTAURANT TO LET

PECKHAM HIGH STREET – NIL PREMIUM



FORMER TIGELLA, 119 PECKHAM HIGH STREET, LONDON, SE15 5SE

- Fronts busy High Street pitch, adjacent to Travelodge Hotel.
- Short walk from two Railway Stations (Peckham Rye and Queens Rd Peckham).
- Partially fitted restaurant with extraction system and customer wc
- Licenced to sell alcohol from 9:00am until 11:30pm on Friday and Saturday.
- Available by way of a new 10 or 15 year lease, all terms to be negotiated.

STREET VIEW

TO LET ON A NEW LEASE
NIL PREMIUM – GUIDE RENT £50,000 PER ANNUM
SUBJECT TO CONTRACT Sole Letting Agents
LonL587

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Location

The property is situated within the London Borough of Southwark approximately five kilometres (three miles) south east of central London. It fronts Peckham High Street (A202) at its junction with Mission Place. The immediate area comprises a mixture of commercial uses and residential accommodation. A sizable college lies nearby and a 52 bedroom Travelodge lies adjacent. Peckham Rye Railway Station lies circa 500 metres to the south which provides frequent, direct services into London Bridge with a journey time of just 13 minutes.

A location plan is attached.

Link to Google Maps Location Plan

Description

The unit is set out over ground floor and basement of an attractive recently renovated four storey Victorian-style building. The ground floor trading area is largely open plan, fitted with a single bar servery and with cooking facilities and extraction. A disabled wc lies to the rear. The basement provides an additional trading area fitted with a single bar servery, a set of male and female customer wc's and ancillary storage areas. A set of floor plans are attached.

We have been advised that the approximate gross internal areas are as follows:-

Ground Floor	75 sq m (807 sq ft)
Basement	60 sq m (645 sq ft)
Total	135 sq m (1,452 sq ft)

NB: The floor areas set out 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 property benefits from a Premises Licence which permits the sale of alcohol from 9:00 am until 11:00 pm on Sunday to Thursday and from 9:00 am until 11:30 pm on Friday and Saturday.

Rating Assessment

The property is listed as a 'Restaurant and Premises' with a rateable value of £31,750, with effect from 1st April 2023.

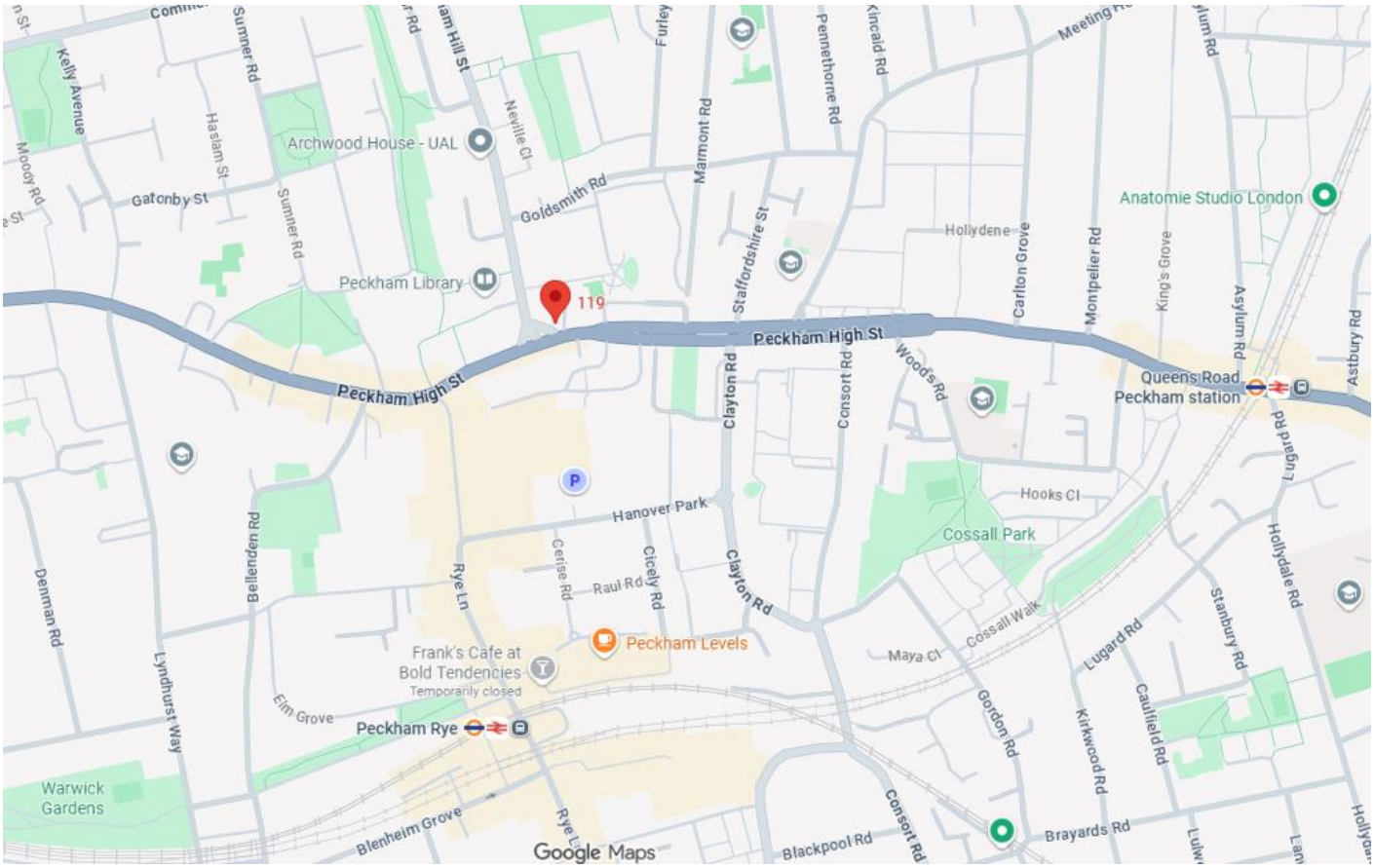
Basis of Letting

The unit is available to let on a new 10 or 15 year lease; with all terms to be negotiated (VAT will be payable in addition to the rent). Subject to Contract.

Viewings & Further Information

The business is currently closed, for further information or to arrange a viewing, please contact Panayiotis Themistocli on either Tel: 07973 856 232 or Email: panayiotis.themistocli@agg.uk.com.

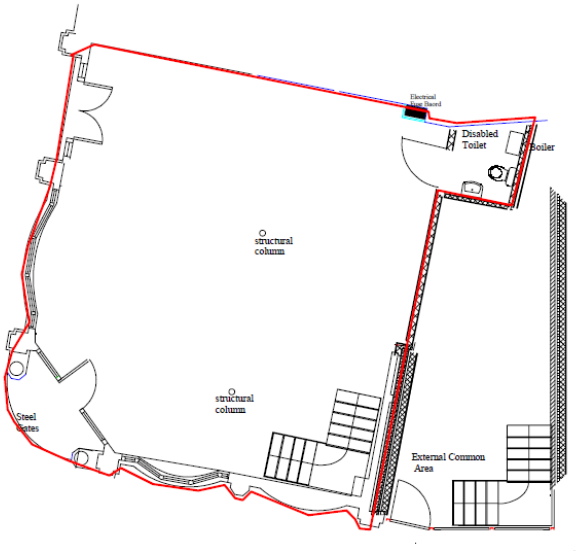
Location Plan



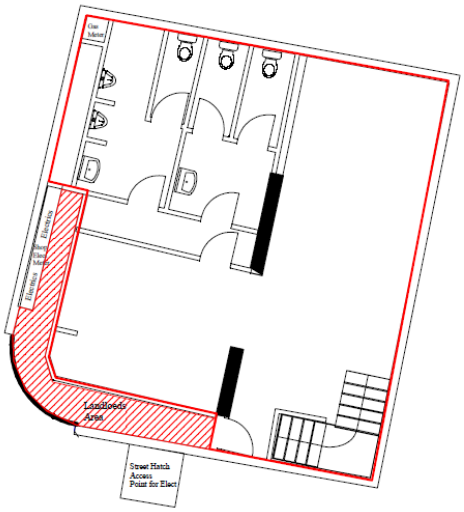
Source: Google Maps. Not to scale - Provided for indicative purposes.



Floor Plans



Ground floor



Basement

NB:- The area cross-hatched in red will not be demised to the tenant.

EPC

A The property has an EPC rating of ‘C – 64’, extract below.

