

# FIELD & SONS

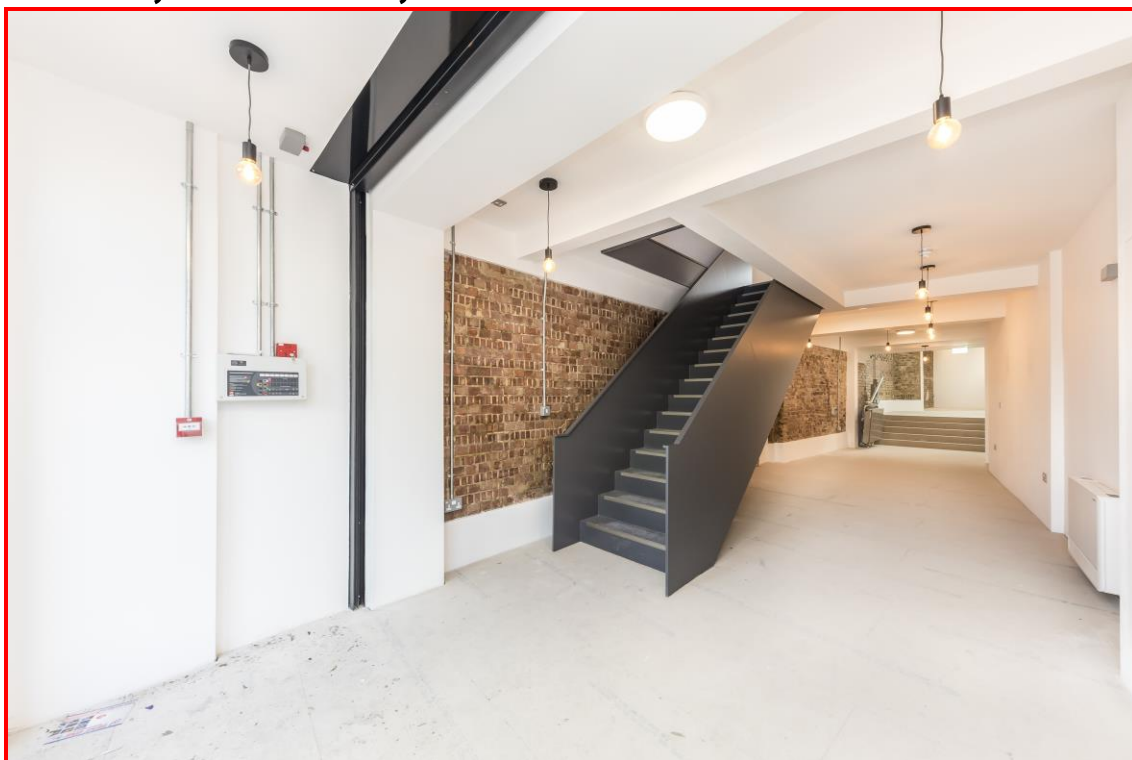
COMMERCIAL

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54 BOROUGH HIGH STREET  
LONDON BRIDGE  
LONDON  
SE1 1XL

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## UNIQUE REFURBISHED/RESTORED OFFICE, RETAIL, E-CLASS BUILDING TO LET



**100 PECKHAM HIGH STREET, LONDON SE15 5ED**  
**APPROX. 1,800 SQ FT (167.2 SQ M)**

### LOCATION

The property is prominently located on the south side of Peckham High Street, opposite the junction with Peckham Hill Street and just to the east of Rye Lane.

Excellent connectivity with Peckham Rye station approximately 400m to the south providing rail services to London Bridge and Victoria plus Thameslink services and the London Overground. Numerous bus routes run along the High Street itself.

Sits in the heart of a bustling locality and Peckham is undergoing a transformation with extensive ongoing and planned regeneration schemes providing a vibrant mix of commercial premises, restaurants and bars.

### DESCRIPTION

Comprises a lovingly restored and newly refurbished mid-terrace building being part of the Peckham Townscape Heritage Initiative. Predominantly ground floor with the front part being behind a fully glazed shop front running through to the large rear section which was the former Peckham Theatre and Lancastrian School with an impressive high vaulted ceiling.

Small first floor room plus loft storage space. Fully DDA compliant with a wheelchair ramp giving access from the front to the rear and new disabled accessible w.c.

The ground floor is approx. 1,450 sq ft (134.7 sqm) and the first floor is approx. 350 sq ft (32.5 sqm) plus the loft space.

# 100 PECKHAM HIGH STREET

## AMENITIES

All new finishes and services, amenities include :

- Heating/cooling system with Air Source Heat Pump
- Mix of pendant and spot lighting
- Exposed brickwork
- Timber beams in rear part
- Concrete flooring in ground floor
- Electric Velux roof lights
- Electric security shutter inside shop front
- Fully DDA compliant
- Excellent natural light

This truly unique property has the potential for a variety of uses under the E Use Class.

## TERMS

New full repairing lease for a term by arrangement.

## RENT

£55,000 per annum, exclusive of all outgoings.

## BUSINESS RATES

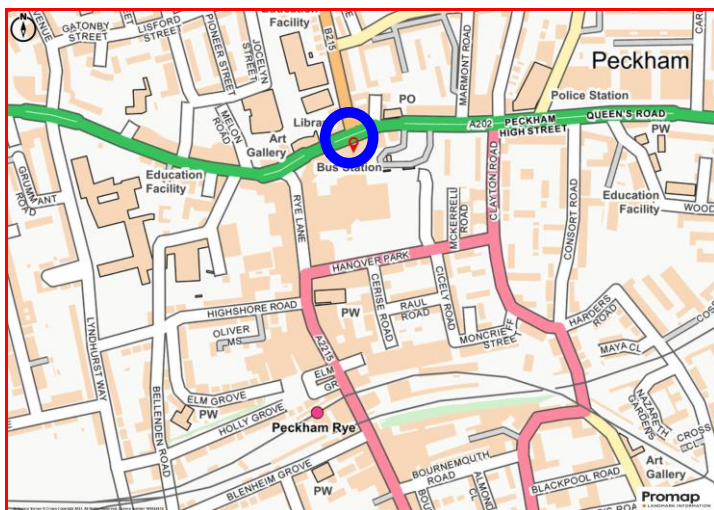
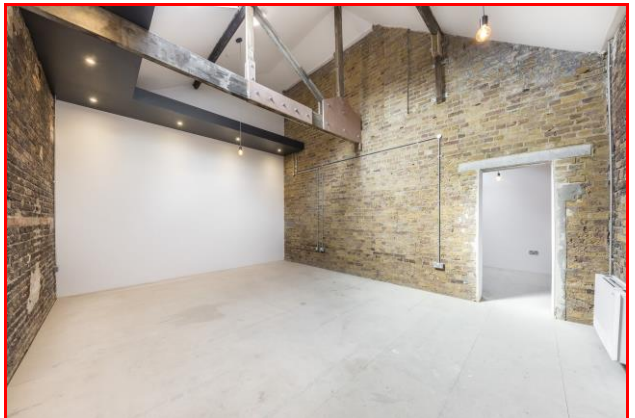
To be re-assessed.

## SERVICE CHARGE

Recharge of buildings insurance only.

## ENERGY PERFORMANCE

EPC Asset Rating = 23 (Band A)



## FURTHER DETAILS

For further details please contact :

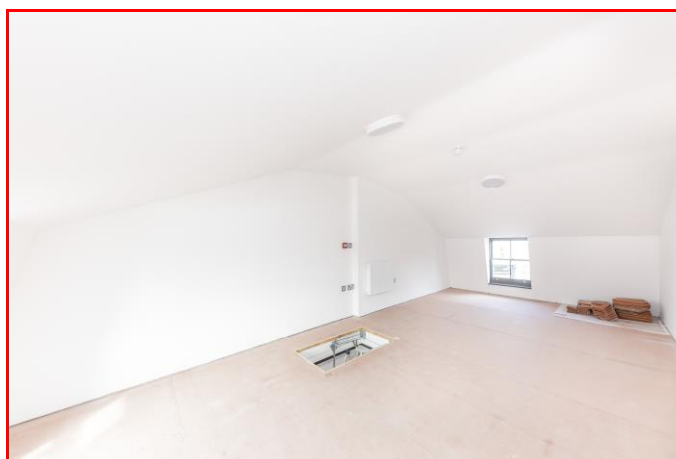
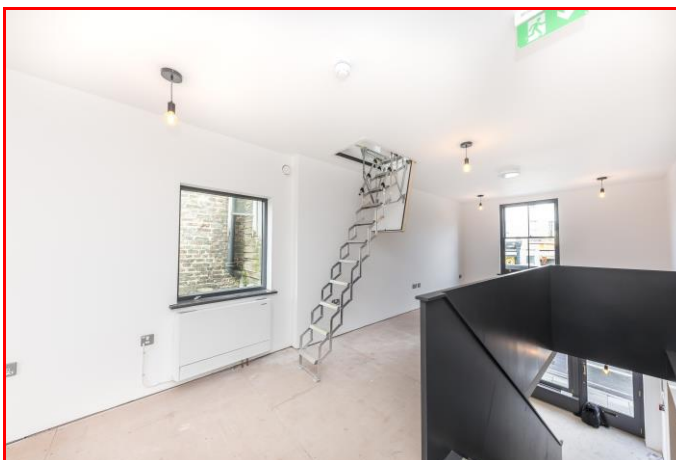
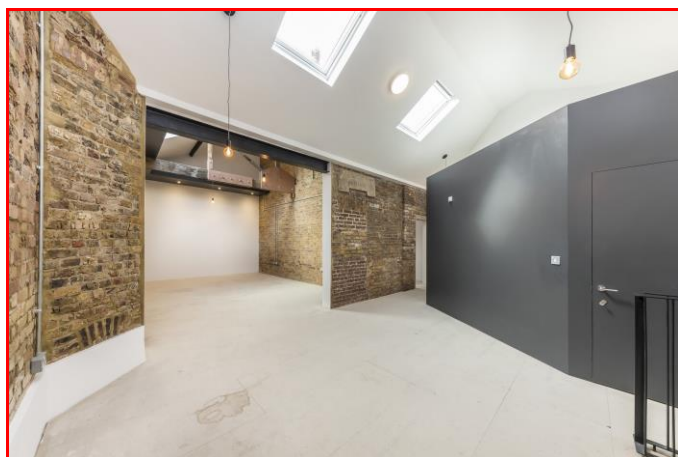
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