



3 - 11 MELON ROAD, PECKHAM,
LONDON, SE15 5QW

£60,000 Per Annum



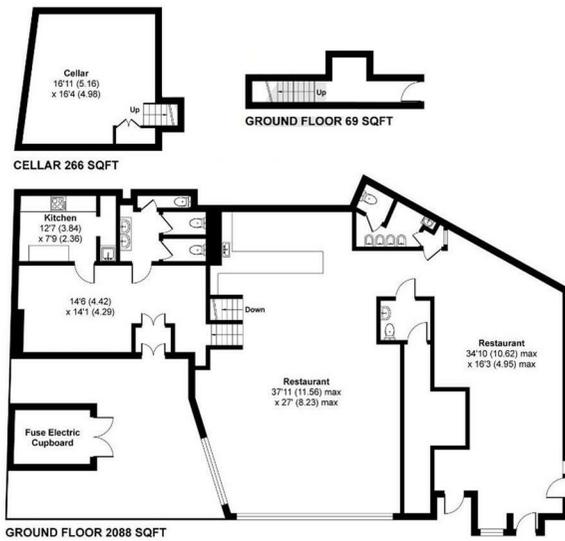
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

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Description

Ground floor commercial unit previously occupied and run as a bar / restaurant with space for 60 + covers.

This property offers a versatile space suitable for various uses including hospitality/entertainment, gym, office, education and more

The current layout includes two seating areas, bar area, kitchen, small cellar and separate amenities are available for patrons.

Location

Located in the heart of Peckham, South East London, 3 Melon Road is close to the main retail parade and transport links. Situated just 20 metres off Peckham Road and opposite the Peckham Pulse car park, it offers easy access to Queens Road Peckham Station (10-minute walk) and Peckham Rye Station (15-minute walk), with frequent services to London Bridge and Victoria. The area is also well-served by several bus routes.

Business Rates

The property is described on the VOA website as 'Public House and Premises' with a Rateable Value of £9,500 (with effect from 1st April 2023)

Planning

Planning Authority - Southwark

We understand the current use class to be Sui Generis - Change of use considered

Terms

New lease available with terms to be agreed by negotiation

Guide Rent: £60,000 per annum + VAT

Viewings

Contact sole agents

Christopher St James 020 8296 1273

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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