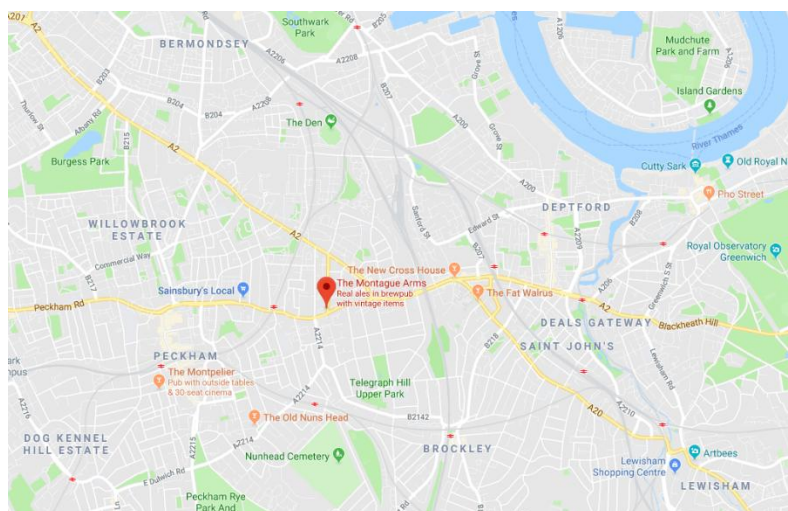




The Montague Arms, 289 Queens Road, London, SE15 2PA

Summary

- Landmark opportunity in one of South-East London' fastest growing neighbourhoods
- Around ½ mile from Goldsmiths University of London
- Short distance to Peckham Rye and New Cross, both thriving cultural and residential hubs
- Excellent transport links via Queens Road Peckham and New Cross Gate (Overground and National Rail)
- New lease available (15-20 years, subject to 5-yearly upwards-only rent reviews).
- **Rental offers invited**



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk



Location

The property occupies a highly visible spot on Queen's Road at the corner of Kender Street, equidistant from Queen's Road Peckham and New Cross Gate stations. Both stations provide fast access to Central London and the wider transport network via the East London Line and National Rail.

The area is experiencing significant growth, with an influx of new residential developments, creative industries, and hospitality operators. Goldsmiths University, located approximately half a mile away, brings a vibrant student and academic population to the neighbourhood.

The premises are administered by the London Borough of Lewisham. [Google Street View](#)



The Property

A fully rebuilt, detached three-storey brick building.

Ground Floor and Basement:

Open-plan layout, offering maximum flexibility for occupiers to create bespoke fit-outs. At the basement level, there is provision for an extractor route, space for a cold store, and scope for additional trade areas.

Upper Floors:

Benefit from planning permission for six self-contained residential units. High-level acoustic separation has been installed between the commercial and residential areas, ensuring minimal sound transfer.

The property will be delivered in **shell condition**, providing a blank canvas for occupiers to design their ideal space.

Tenure

Leasehold.

A new 15–20 year lease is available, subject to 5-yearly upwards-only rent reviews.

Planning

Sui Generis Use – suitable for a variety of commercial operations (subject to licence).

Licensing

The new tenant will need to apply for a premises licence through Lewisham Council.

Legal Costs, VAT and Confidentiality

Each party are to bear their own legal costs.

All prices and rents quoted may be subject to Value Added Tax.

Possession is available upon completion of all legal formalities.

