



133 Rye Lane, Peckham, London SE15 4ST

Location

The premises are located on Rye Lane close by to Peckham Rye Station and Peckham Levels. The area benefits from a large residential catchment and is a popular drinking and dining destination with a thriving late night scene. Local operators include Bussey Rooftop Bar, Bar Story, Brick Brewery, Coal Rooms, Franks Café and numerous other independent and corporate operators. For a better understanding of the location please review: [Google Street View](#)

Description

The property is arranged at basement level with access at ground floor and are fully fitted as a live music venue and bar. The property has the following internal areas:

Basement	223 sq m	2,400 sq ft
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Tenure

The premises are held on a 10 year lease from August 2019 at a passing rent of £68,330 per annum exclusive, subject to five yearly rent reviews.

Premium

A premium of £100,000 is being sought for the benefit of the leasehold interest, premises licence and fixtures and fittings in situ.

Planning / Licensing

The premises benefit from sui generis use (A4 use).

The premises benefit from a licence allowing the sale of alcohol at the following times:

Monday to Wednesday	12:00pm to 23:30pm
Thursday	12.00pm to 00.30am
Friday to Saturday	12:00pm to 2:30am
Sunday	12.00pm to 00.00am

Further Details

An EPC has been commissioned and can be supplied upon request.

Unless otherwise stated, each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

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

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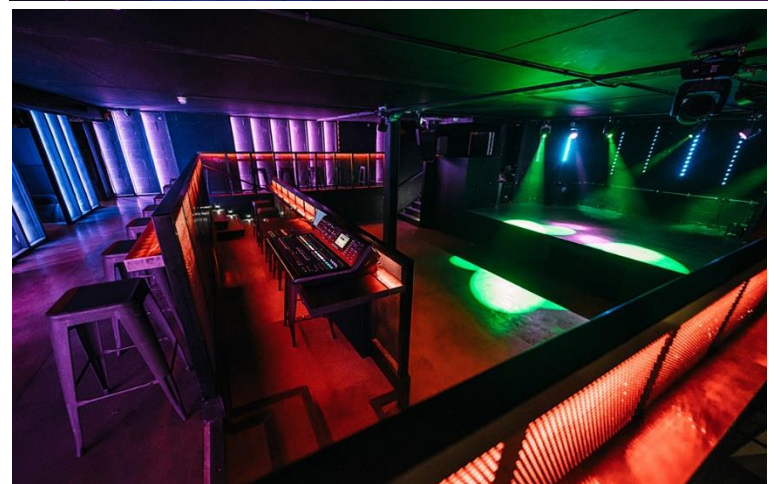
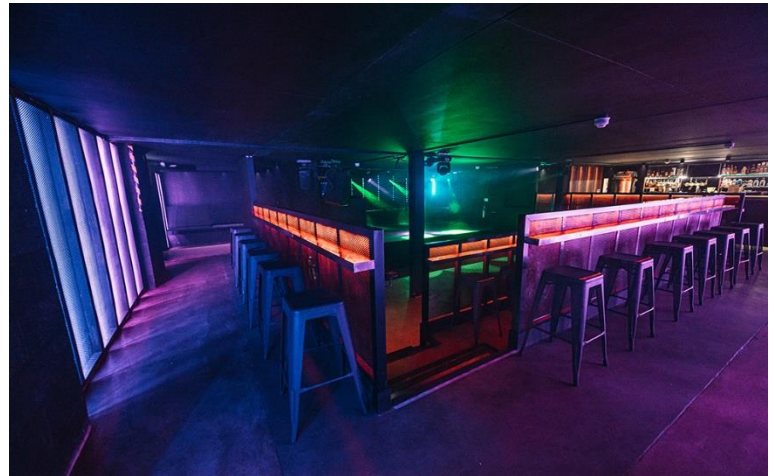
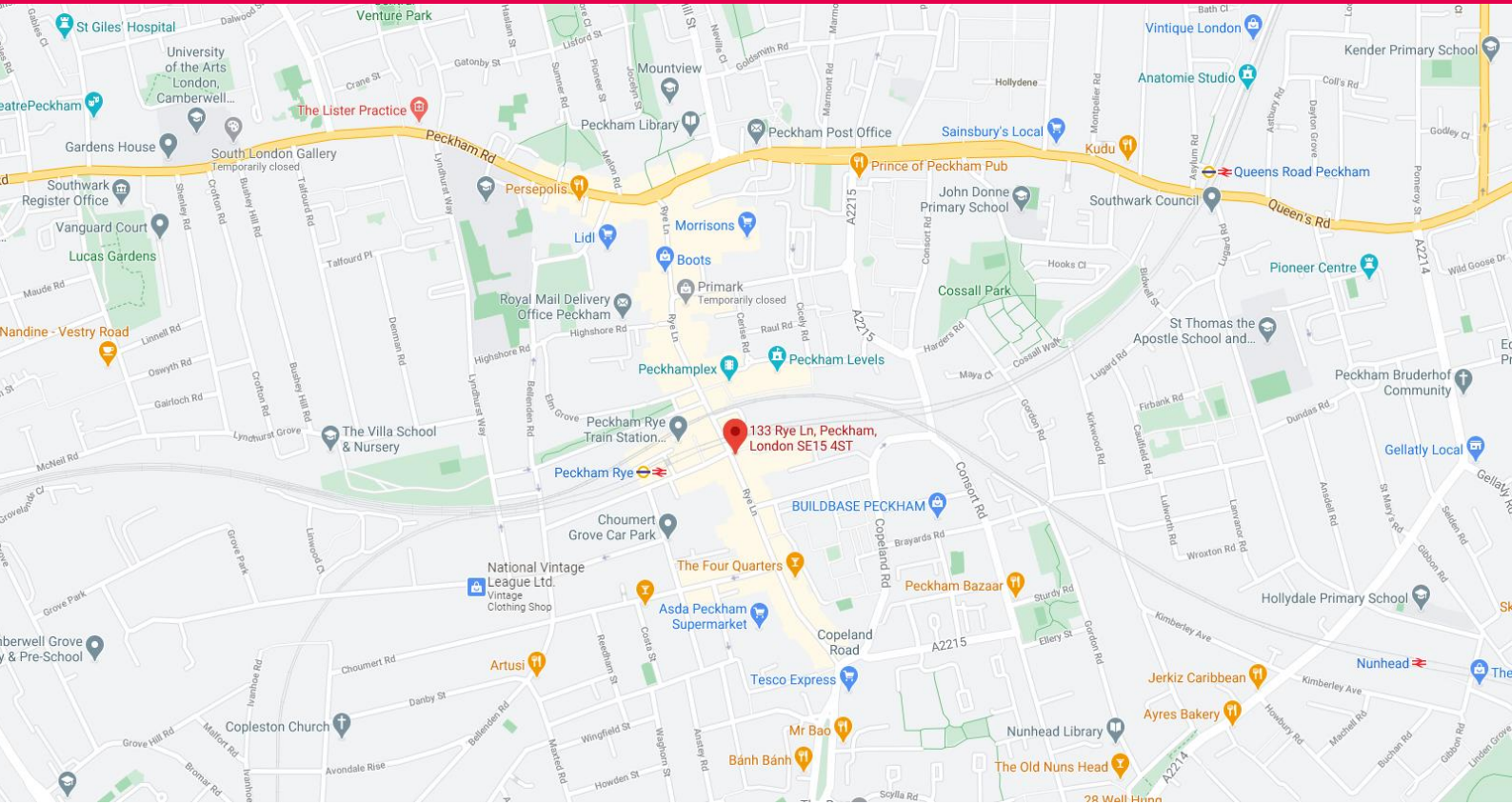
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Executive Director
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LEASE FOR SALE – RYE LANE, PECKHAM

2,400 SQ FT FULLY FITTED BAR WITH LATE LICENCE



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