



169 Queens Road, Peckham, SE15 2ND

**Location**

Situated on Queens Road in a trendy F&B pitch close to Peckham High Street. The area is popular with young professionals and those in creative industries and benefits from a strong student population from Goldsmiths University.

Queens Road Peckham Overground Station 20 metres away and nearby operators include Mamma Dough, Peckham Cellars, Kudu and Blackbird Bakery.

For an understanding of the location please review [Google Street View](#).

**Description**

The premises occupy an attractive frontage and are arranged over ground floor and basement. The premises are fully fitted with a basement kitchen, WC’s and 2 restaurant / bar spaces and attractive eclectic fittings. The premises also benefit from outside seating for c.12 covers if required.

The gross internal area is understood to be 1,600 sq ft (INSERT SQ M)

**Lease**

The premises are held on a lease expiring August 2030 held inside the L&T 1954 Act. The passing rent is £35,000 per annum exclusive.

**Premium**

Premium offers in the region of £45,000 will be considered for the lease, premises licence and inventory of fixtures, fittings and equipment.

**Planning**

The premises benefit from E Class Planning permission.

**Rating**

We have been informed that Rateable Value is £12,000, but interested parties are advised to enquire with the Local Authority.

**Licensing**

There is a premises licence in place allowing the sale of alcohol on and off the premises at the following times:

|                   |               |
|-------------------|---------------|
| Monday – Saturday | 10:00 – 00:00 |
| Sunday            | 10:00 – 23:00 |

\* The premises can remain open to customers / provide late night refreshment until 01:00 on Friday & Saturday

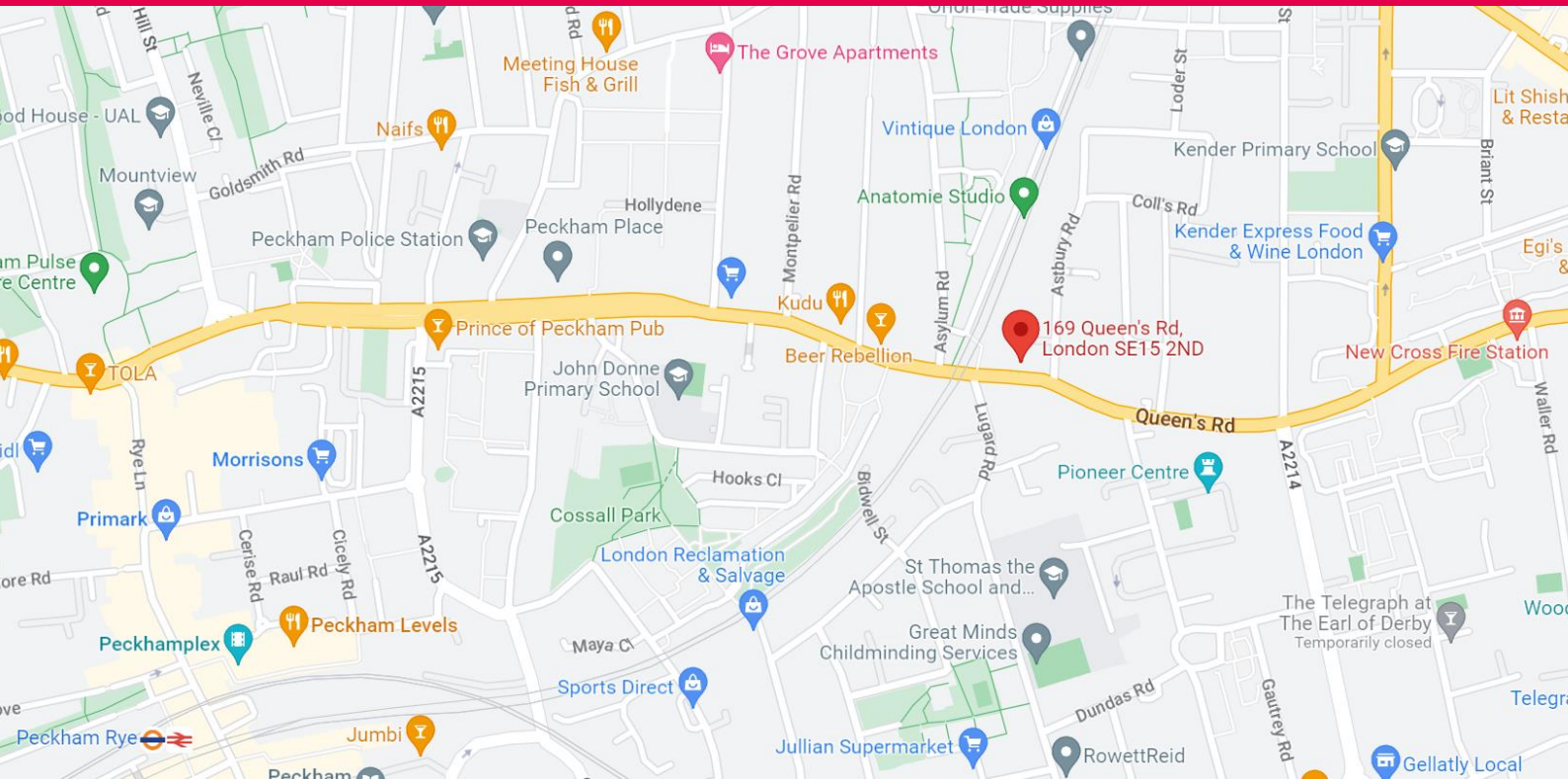
**Further Details**

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with joint sole agent Davis Coffey Lyons: [dcl.co.uk](#)

**Rob Meadows**  
Executive Director  
0207 299 0738  
rmeadows@dcl.co.uk

**Phoebe Brydon**  
Agent  
0207 299 0726  
pbrydon@dcl.co.uk



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