



**117 Queens Road Peckham SE15 2EZ**

**Location**

The premises are located on Queens Road, the main thoroughfare connecting Peckham High Street and New Cross Road. It is a popular area with strong footfall across the week from families, young professionals and creatives alike. The area benefits from strong transport links with Queens Road Station is within 5 minutes’ walk of the premises.

Nearby operators include Peckham Cellars, Beer Rebellion, Mamma Dough, Blackbird Bakery and Prince of Peckham amongst others.

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

**Description**

The premises are arranged over ground floor only and benefit from an open plan layout. Currently used as an events space, the premises are well suited to a variety of uses including retail, beauty and health and fitness with all E-Class uses considered.

We understand the GIA to be:

117 Queens Road	Ground Floor	600 sq ft
-----------------	--------------	-----------

**Lease**

The premises are held on existing lease expiring June 2037 held inside the L&T 1954 Act. The passing rent is £17,000 pax. This lease is to be assigned, and a copy can be made available upon request.

**Rating**

The current rateable value of the premises is £12,000 per annum. All interested parties are advised to confirm with the local authority.

**Planning / Licencing**

The premises benefit from E Class Use. The premises benefit from a licence allowing the sale of alcohol at the following times:

Monday - Sunday	12.00 – 23.00
-----------------	---------------

**Further Details**

Certificate available 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](#) and Jenkins Law [jenkinslaw.co.uk](#)

**Rob Meadows**  
0207 299 0738  
[rmeadows@dcl.co.uk](mailto:rmeadows@dcl.co.uk)

**Ryan Mylroie**  
0207 440 1840  
[ryan@jenkinslaw.co.uk](mailto:ryan@jenkinslaw.co.uk)

**Phoebe Brydon**  
0207 299 0726  
[pbrydon@dcl.co.uk](mailto:pbrydon@dcl.co.uk)

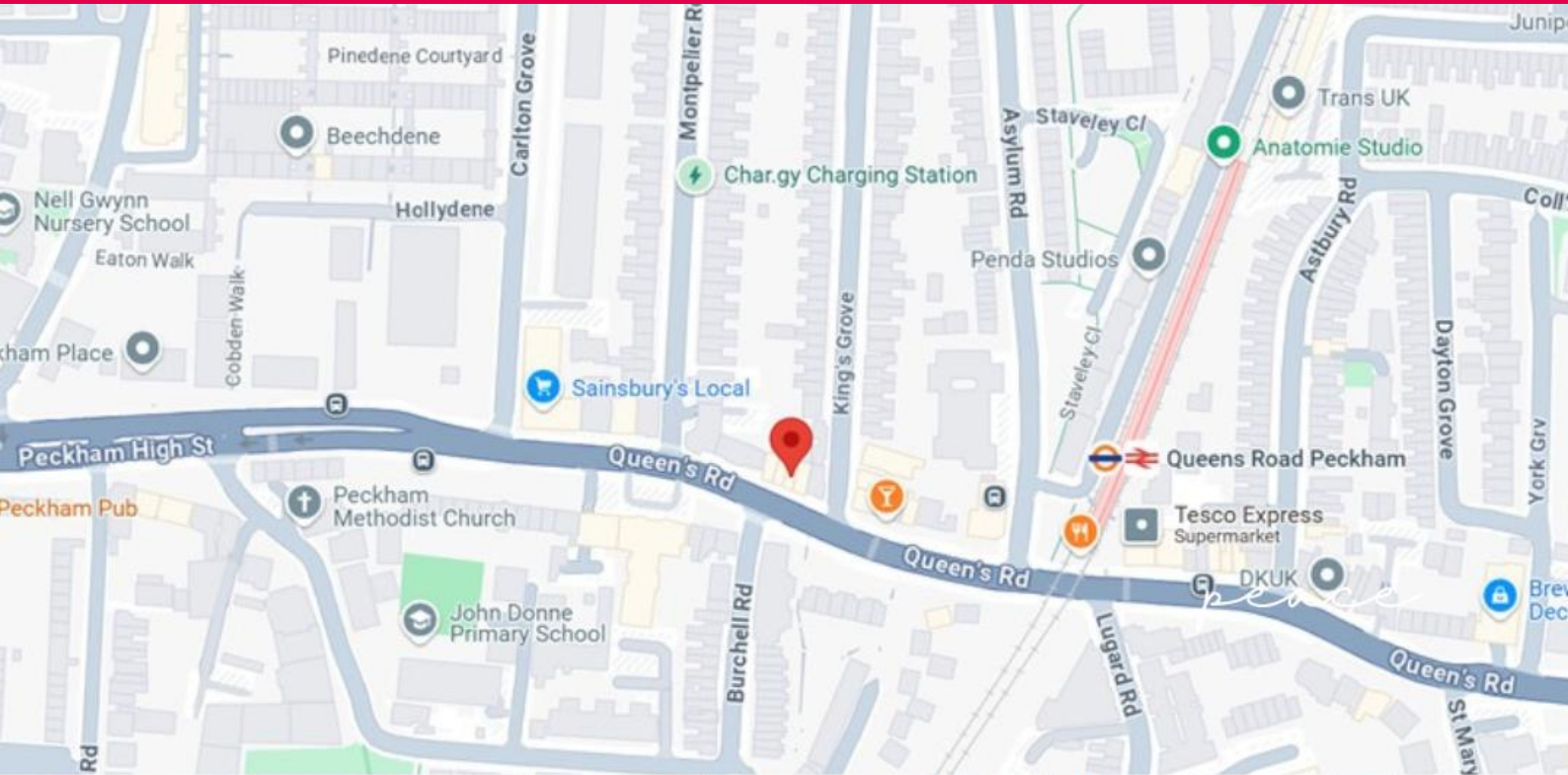
**Kyle McGuire**  
0207 440 1840  
[kyle@jenkinslaw.co.uk](mailto:kyle@jenkinslaw.co.uk)



**DAVIS  
COFFER  
LYONS**

LEASE AVAILABLE- QUEENS ROAD PECKHAM, SE15

600 SQ FT E-CLASS UNIT



**THE COFFER GROUP**

Davis Coffer Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffer Lyons Limited.