



191 Rye Lane, Peckham, London, SE15 4TP

Location

The premises are located in the heart of Peckham sitting in an established position on Rye Lane, the main F&B and retail pitch connecting the High Street and Peckham Rye. Peckham Rye Station (Rail and London Overground) is within 5 minutes of the unit. Nearby operators include Tonkotsu, Forza Wine, Levan, Voodoo Ray's, 081 Pizzeria and Four Quarters amongst numerous others.

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

Description

The premises benefit from an attractive single shopfront onto Rye Lane and are arranged entirely over ground. The restaurant is fitted to an exacting standard with an open plan kitchen - ready for incoming operators to trade immediately. There is a fully fitted kitchen extraction along with banquette and loose seating for c.30 covers and bar area.

We understand the approximate net internal ground floor area is 905 sq ft (84 sq m)

Lease

The premises are held on a lease expiring June 2027. Passing rent is £35,000 pax. A reversionary lease will be made available (without prejudice).

Premium

Premium offers are sought at offers over £40,000.

Rating

The Rateable Value is £14,750 (April 2023 to present).

Licensing

The premises benefit from a license permitting alcohol sales on and off the premises at the following times:

Monday – Saturday	09:00 – 23:00
Sunday	09:00 – 22:00

Planning

The premises benefit from E Class Planning permission.

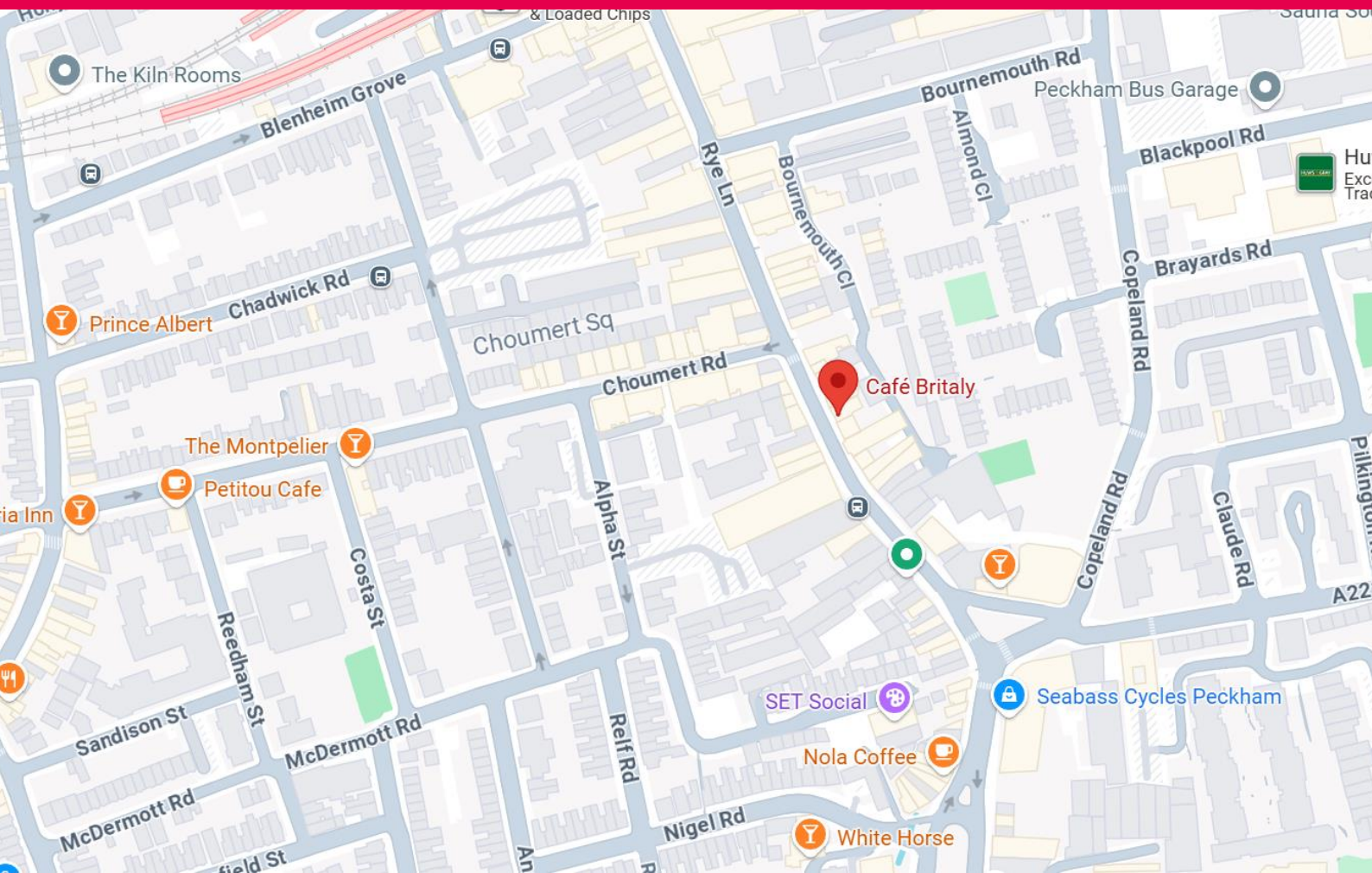
Further Details

An EPC certificate can be 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](https://www.dcl.co.uk)

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