MERIDIAN CP
PARTNERS

For Sale

720b-722b Old Kent Road

Peckham, London, SE15 1NG

FOR SALE:- Impressive double retail unit offering period-style glazed shopfronts and two entrances in a standout, highly prominent location.

2,233 sq ft
(207.45 sq m)

- Striking Street Presence.
- Impressive Period-style Glazed Shopfronts.
- Two Independent Entrance Points.
- Rear Loading Access with Roller Shutter.
- Upper Floors sold off on Long Leases.
- Attractive Capital Value at just £257 p/sq/ft.

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Summary

Available Size	2,233 sq ft
Price	Offers in excess of £600,000
Business Rates	Upon Enquiry
EPC Rating	C (72)

Description

This is a very rare and incredibly versatile opportunity to acquire a pair of Freehold Retail Units along the well-regarded Old Kent Road. The properties both enjoy highly visible and pretty glazed frontages with private entrances and excellent ceiling heights all set within this pair of handsome period buildings.

Internally, the units have been integrated to the rear, allowing for a flexible and free-flowing space as either one large double retail space with warehouse-style storage or potentially two, fully-independent premises. The internal condition is relatively basic with some charming exposed brickwork, rear loading via a roller shutter, security shutters to the front elevation and a small washroom.

Location

Located on Old Kent Road, south east London's busiest thoroughfare. Many national companies are represented here including Aldi, Lidl, Asda, Currys PC World and Tesco. Massive regeneration plans are in hand with the potential extension of the Bakerloo Line nearby.

Terms

Tenure – Freehold.

Use Class – E Class.

Local Authority – London Borough of Southwark.

Services - It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any future uses.

AML- The purchaser will be required to provide the necessary information to satisfy AML requirements.

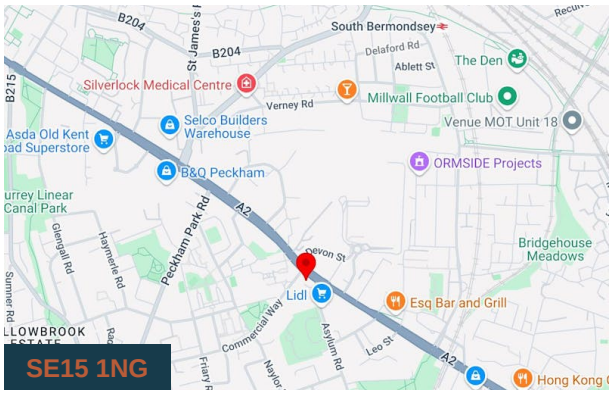
Viewings - The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their sole agents, Winkworth
Commercial.

VAT- The Property is not elected for VAT.

Rates Payable - To be advised.

EPC - 720b: C (72). 722b: C (72).

Method of Sale - The Property is For Sale by Private Treaty on the following Guide Price:- £600,000 (Subject to Contract).



Viewing & Further Information

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