



**DRAKE**  
& COMPANY

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London  
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**10 Rye Lane, Peckham, SE15 5BT**

- Prime location
- Unit 2522 sqft

**Clive Drake**  
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**www.drakeproperty.co.uk**

**RETAIL PREMISES TO LET ON NEW LEASE**

## LOCATION

These shop premises command an excellent trading location immediately opposite the Aylesham Shopping Centre with many multiples nearby including WHSmith, Costa, Boots, JD Sports, Primark, Bon Marche, Savers etc.

## PROPERTY

The premises trading as Clothing Club provide a spacious ground floor unit with the following approximate areas and dimensions:

<b>Frontage</b>	<b>23.2 feet</b>
<b>Depth</b>	<b>118 feet</b>
<b>Sales</b>	<b>2280 sq ft</b>
<b>Storage</b>	<b>242 sq ft</b>

Plans are available upon request.

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

## TERMS

A new FRI lease is available

## RENT

Rental offers are being invited.

## BUSINESS RATES

We have been verbally advised by the local rating authority that the current assessment is as follows:

<b>Rateable value</b>	<b>£73, 500</b>
<b>Rates payable</b>	<b>£32,138.87</b>

Interested parties are advised to verify these figures with Southwark Council on 0207 525 5505.

## EPC CERTIFICATE

A copy of the EPC is available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VIEWING

By appointment only. Existing staff are not aware.

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Misrepresentation Act 1967.

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or

- otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Drake & Company nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.