



72-76 Rye Lane, London SE15 5DQ

FOR SALE

An exciting residential conversion
opportunity in Peckham

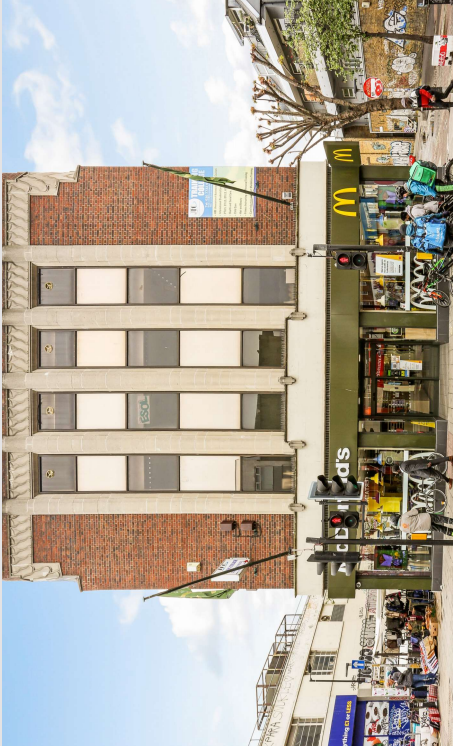
6,760 Sq Ft
(628 Sq M)

DESCRIPTION

The interest comprises a residential conversion opportunity measuring c.6,760 sq ft (GIA) on second and third floors, above a McDonald's restaurant, adjacent to Peckham Rye Station.

The Property comprises a detached four storey rectangular building with ground floor retail / restaurant unit, ancillary first floor uses and two vacant upper floors which are potentially suitable for residential conversion (STP).

- ✓ Long Leasehold interest (999 years) in vacant upper parts
- ✓ Total available space measures c. 6,760 sq ft (GIA)
- ✓ Suitable for residential uses - subject to planning
- ✓ Separate access to the upper floors from Holly Grove
- ✓ Situated adjacent to Peckham Rye station
- ✓ Highly popular location with a range of amenities



<https://www.72-76ryelanepeckham.co.uk>

[lsh.co.uk](https://www.lsh.co.uk)

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LOCATION

The Property is located in Peckham, a highly sought after residential district in South East London, approximately 5 miles to the south east of the West End of London and 3 miles to the south east of the City of London.

The Property is situated on the western side of Rye Lane, providing an array of independent shops, restaurants and cafes.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	6,760	628

VAT

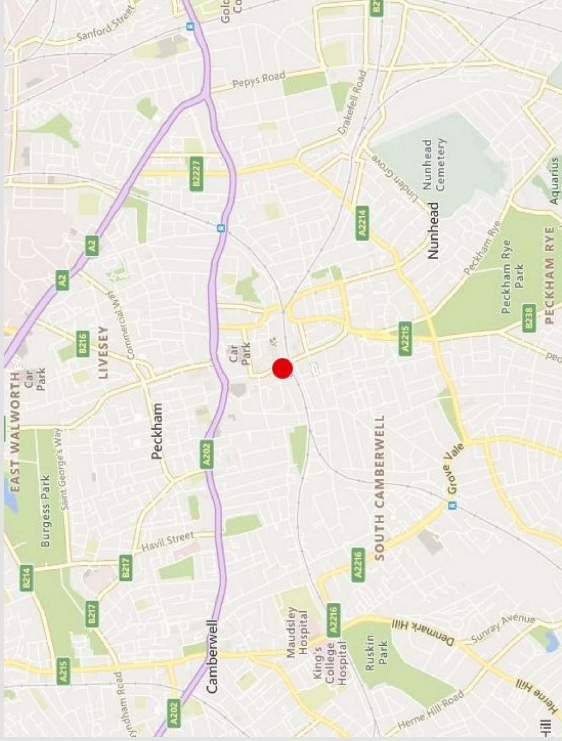
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

LSH are retained to seek unconditional offers in excess of £1,750,000 for the long leasehold interest in the vacant second and third floors only.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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