

FOR SALE

Freehold Mixed-Use Opportunity with Development Potential

Peckham Christian Centre, 2a Machell Road,
Nunhead, London, SE15 3XQ

Key information

- A short walk from Nunhead Green and Evelina Road, the property occupies a prominent corner position.
- Nunhead is an attractive suburb of southeast London.
- Services from Nunhead Station provides direct railway links to numerous London terminals.
- The property comprises commercial space on ground floor which was previously let to a nursery, and three residential flats above.
- Opportunity to redevelop and or extend existing building within the site, subject to planning.
- Offered Freehold, subject to AST tenancies.
- Offers in excess of £850,000, subject to contract and exclusive of VAT.

Contact

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Location

The property is located in Nunhead, an attractive suburb of southeast London, situated approximately 5 miles southeast of Central London and 5 miles south-west of Canary Wharf. The area, known for its gentrified 'village style' atmosphere, is adjacent to the trendy Peckham and the affluent East Dulwich. Nunhead benefits from an eclectic amenity offering which includes an array of restaurants, cafés, pubs and independent retailers, as well as numerous parks, including Nunhead Cemetery and Peckham Rye Park and Common.

Nunhead benefits from excellent road communications, situated a short distance from the Queen's Road (A202), providing east-west connectivity and access to Central London via New Cross Road (A2) to the north, as well as the M25, via Brixton Hill (A23) to the south. Nunhead National Railway Station provides frequent direct services to London St Pancras, London Blackfriars, London Bridge and London Victoria stations, with a fastest journey time to London Victoria of 17 minutes during peak times. London Overground services are available from Peckham Rye and Queens Road Peckham National Railway Stations, which are situated within a short walk to the north-west and north, respectively. London City Airport, providing flights to a wide range of national and international destinations, is located approximately 8 miles to the north-east.

Situation

The property occupies a prominent corner position on the junction between Machell Road and Howbury Road. Nunhead Railway Station is situated a short walk to the north-east of the property. Evelina Road (A2214), with its numerous restaurants, cafés and pubs, is a short walk to the west, whilst Nunhead Cemetery is a short walk to the south.

Tenancy

Unit Address	Property Type	Size (GIA)	EPC Rating	Term End Date	Current Rent (PCM)	Current Rent 2023 (PA)	Potential Rent (PCM)	Potential Rent (PA)
Machell Road,2A 'Peckham Centre SE15 3XQ	Centre	145 sqm / 1,561 sq ft	D	N/A	N/A	N/A	£2,500*	£30,000*
Machell Road, 2B - Flat over centre SE15 3XQ	4 Bed	90 sqm / 969 sq ft	C	30/01/2025	£2,300	£27,600	£2,400	£28,800
Howbury Road,39A -1st Floor Flat SE15 3HH	2 Bed	47 sqm / 506 sq ft	C	30/04/2024	£675	£8,100	£1,900	£22,800
Howbury Road,39B -2nd Floor Flat above SE15 3HH	1 Bed	44 sqm / 474 sq ft	C	28/01/2024	£700	£8,400	£1,500	£18,000
Total					£3,675	£44,100	£8,300	£99,600

*previous achieved rent.



Description

The property is situated within a modern building, constructed in the mid-1990s, and consists of ground floor commercial space with an enclosed garden, along with 3 residential flats above.

Planning & Development Potential

The commercial element has up until recently been used as a day nursery (Class E). Prior to that it is understood that the ground floor was used as a community hall (F1).

The property offers opportunities for extension and or redevelopment, subject to planning.

Concept development options have been prepared for information purposes only. These are available upon request.



Offers

We are inviting offers on behalf of the Vendor for the freehold interest by informal tender.

We are seeking offers in excess of £850,000.

Further details on the sale process can be available on request.

Offers are invited on an unconditional basis, subject to planning offers may be considered but not preferred. All submissions should include the following information:

- Anticipated time-frame of Exchange and Completion.
- Confirmation of deposit amount/percentage.
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
- Confirmation of funding proposals and any third party approvals required, please provide proof of funds.
- Provide details of any elements of conditionality within the proposal or any assumptions made.
- Details of internal approval process required to sanction the purchase.
- Provide details of the solicitors who will be acting on your behalf in this transactions.
- Confirmation that your solicitors have reviewed the documentation within the ShareFile.

Our client reserves the right not to accept the highest or any other offer received. The bid deadline for offers is Wednesday 29th May 2024 at midday and offers should be submitted by email to James Strang.

Vendor

The Vendor is London City Mission (LCM), who work alongside churches and organisations across London to share the love of God and the good news of Jesus Christ with the least reached people in the city; including those living or working on the streets, families struggling to make ends meet, older people who are lonely and isolated in their homes and young people who lack self-esteem, live in fear of knife and gun crime, or suffer from mental ill-health.

LCM works in partnership with churches to reach out to people from all faiths, cultures and backgrounds, as they seek to build friendships, help out practically, pray and share the hope of Jesus. By way of example, LCM partners with churches to reach people who are homeless, provide free toddler groups, provide mentoring programmes for young people, visit and befriend older people and host community events.

Tenure

Freehold

Vat

The property is not elected for VAT.

Identity Checks/AML

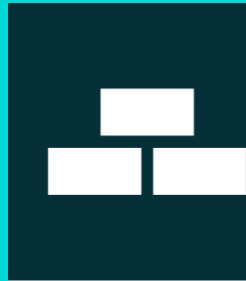
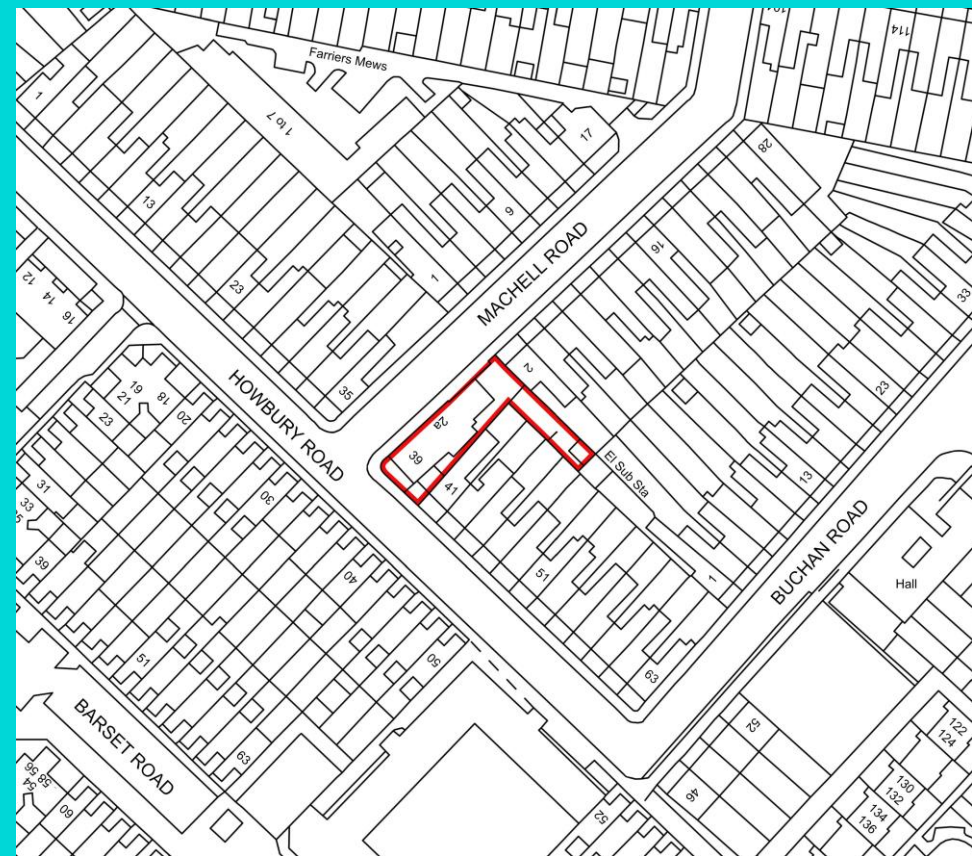
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

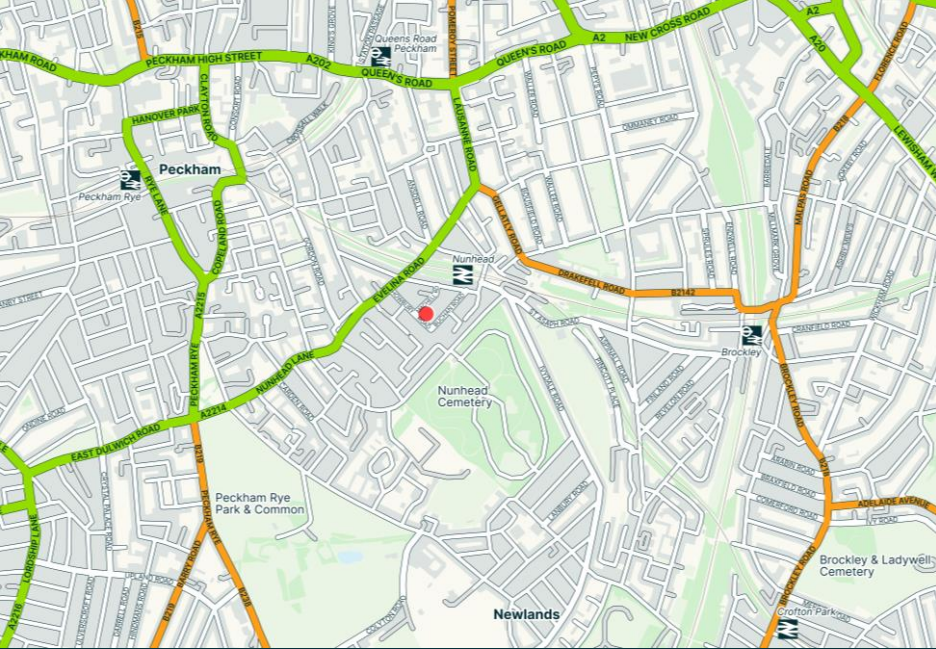
EPC

All residential apartments and the community space have Energy Performance Asset Ratings of C & D respectively.

Viewing

Should you require any further information on the property or wish to arrange an inspection, please contact us.





For further details contact:

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