Lot 28, 74 Rye Lane and 4 Holly Grove, Peckham Rye, London, SE15 5DQ

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Prominent Retail Unit in Popular South-East London Location

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Property Information

Prominent Retail Unit in Popular South-East London Location

- Includes 2 Commercial buildings in a prominent Peckham town centre location
- Active Management Opportunities.
- immediately Adjacent to Peckham Rye Zone 2 Station
- Excellent retail position on Peckham's prime retail thoroughfare
- Nearby occupiers include Boots, Superdrug, Greggs and Poundland

Lot
28

Auction
10th December 2026

Rent
Gross: £38,000 per Annum Exclusive

Status
Available

Sector
Retail, High Street Retail

Auction Venue
Live Streamed Auction

Location

Miles 3 miles south of Central London, 3 miles from East Dulwich, 2.5 miles from Greenwich

Roads A202, A2, A205 South Circular Road, M25 (Junction 2)

Rail Peckham Rye Railway Station (Zone 2. Windrush Line) and Queens Road, Peckham Railway Station

Air London City Airport

Situation

Peckham is a fashionable and cosmopolitan south east London, Zone 2 Suburb situated some 2.5 miles south of the City of London and 3 miles South-East of Westminster. The property is situated in the heart of Peckham town centre on the busy Rye Lane, one of South East London's principal retail thoroughfares, benefitting from high levels of pedestrian footfall and a diverse mix of national and independent occupiers.

Peckham is benefiting from significant investment and regeneration and from the major works to create a Civic Square and to improve the entrance to Peckham Rye Station.

Neighbouring retailers include Boots, Superdrug, Greggs and Poundland. The area is well connected, with Peckham Rye Station immediately adjacent to the property providing regular services to Central London and the wider network.

Tenure

Leasehold. The property is held from Network Rail under two leasehold interests. Held for a term of 99 years from 25th December 1933 until 2032 and for a term of 97 years from 25th December 1935 until 2032. An aggregate fixed rent of £400 is payable under the leases.

EPC

Description

The property comprises two non-contiguous buildings in the heart of Peckham town centre. 74 Rye Lane comprises retail accommodation on the ground floor with ancillary accommodation on the first floor. 4 Holly Grove comprises a self-contained commercial unit with accommodation on the ground, mezzanine and first floors. The Property benefits from being immediately adjacent to the entrance to Peckham Rye Zone 2 train station.

VAT

VAT is applicable to this lot.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

74 Rye Lane - Band D. 4 Holly Grove - Band E.

Tenancy & Accommodation

Address	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x
74 Rye Land	Ground First	Retail Ancillary	383.62 292.53	(4,129) (3,149)	VACANT POSSESSION	-	-
4 Holly Grove	Ground Mezzanine First	Workshop/Retail Ancillary Ancillary	172.59 48.80 154.00	(1,858) (525) (1,658)	HANNAH BARRY LTD (CRN 06471361)	Tenancy At Will	£38,000
Total Approximate Commercial Floor Area			**1,051.54 (1)**	**(11,319)**			**£38,000**

(1) The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).


Entrance to Peckham Rye Station
HOLLY GROVE
One Below.
4,000 products £1 or LESS
One Below.
4,000 products £1 or LESS


Entrance to Peckham Rye Station
CYCLISTS DISMOUNT
SITE ENTRANCE
EMERGENCY ASSEMBLY POINT


HOLLY GROVE
One Below.
4,000 products £1 or LESS
One Below.
4,000 products £1 or LESS
One Below.
4,000 products £1 or LESS

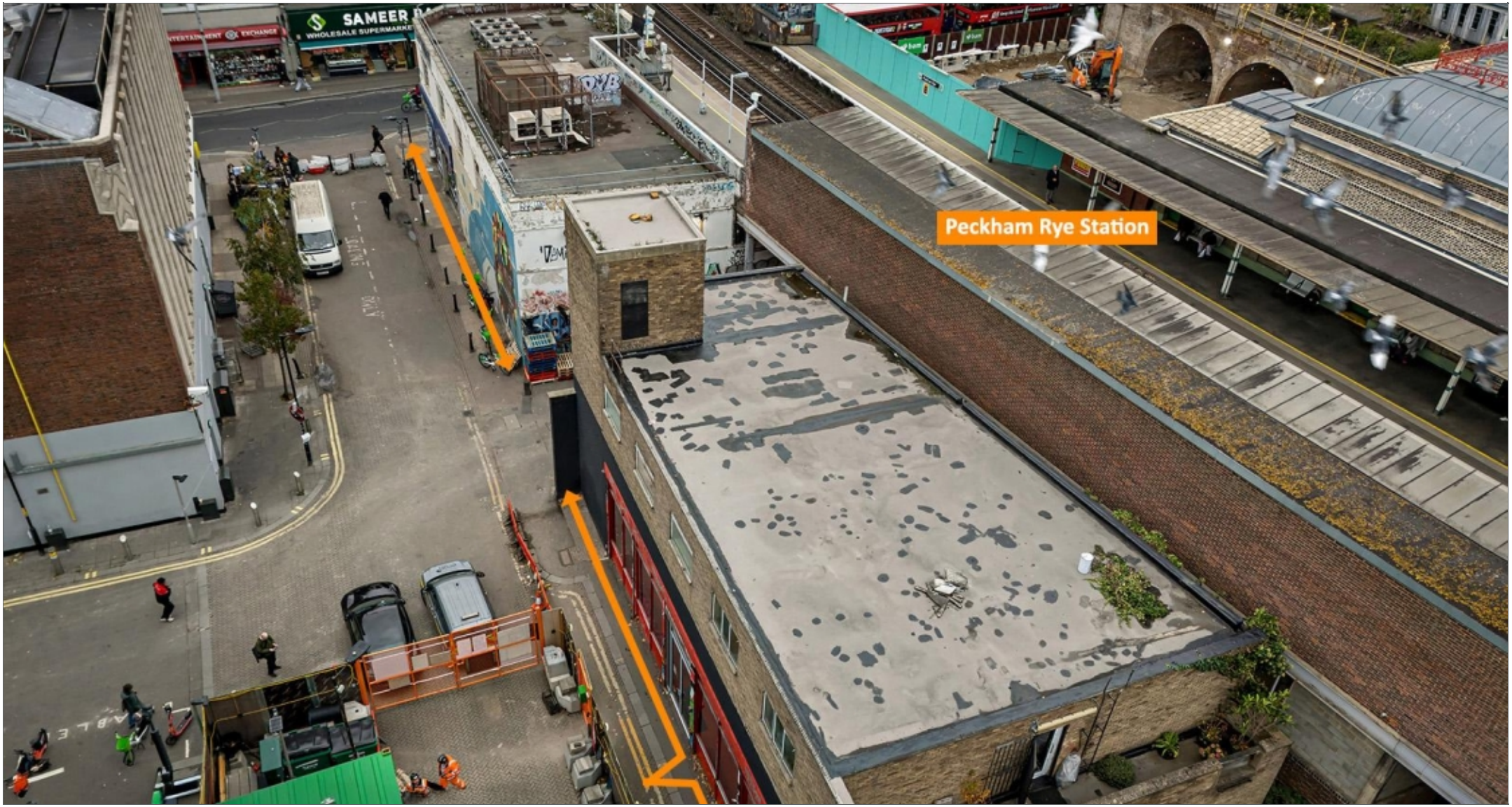



One Below
4,000 products
SAMEER BAZA
WHOLESALE SUPERMARKET DIRECT

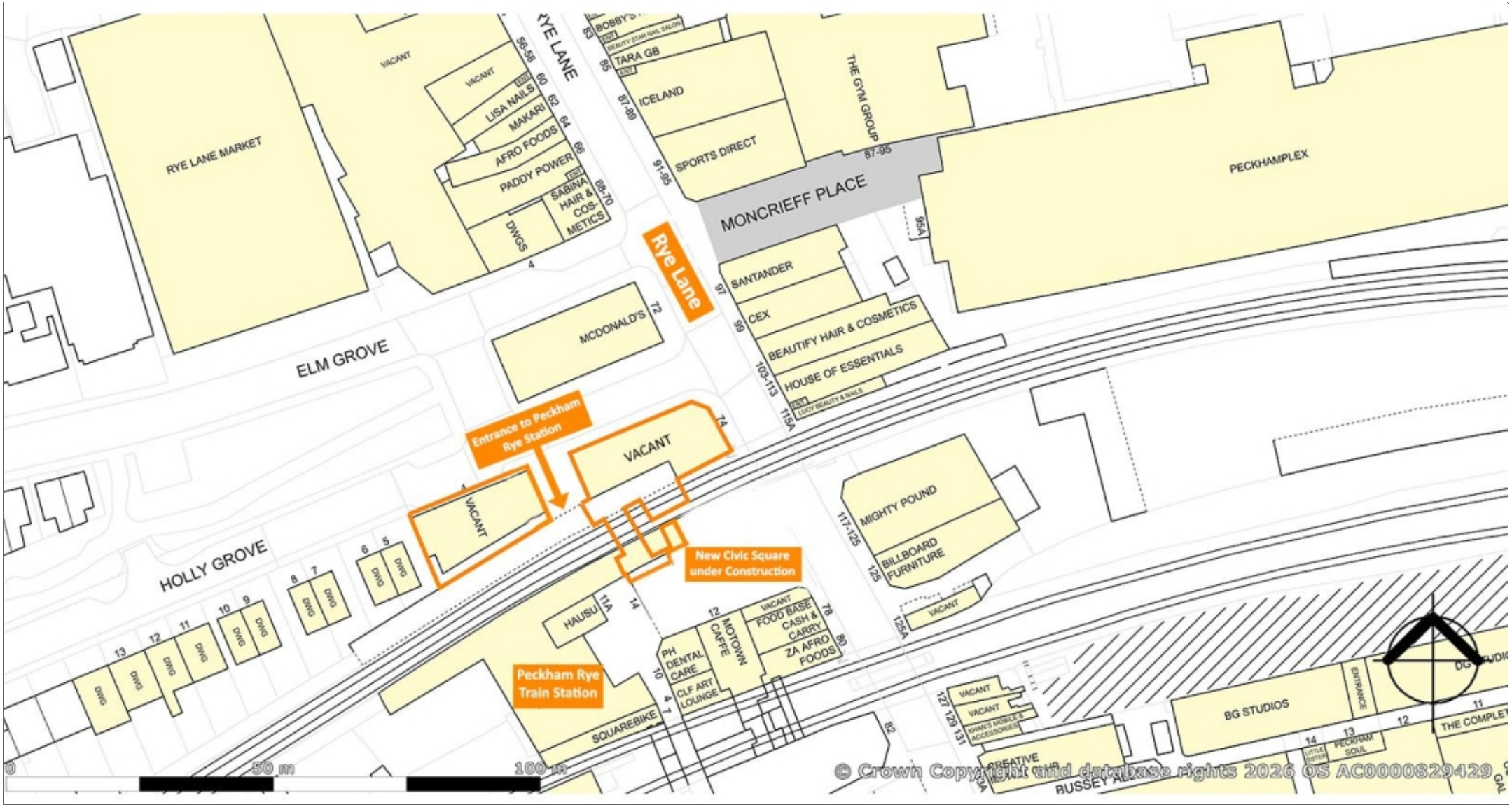

One Below
4,000 products £1 or LESS
McDonalds

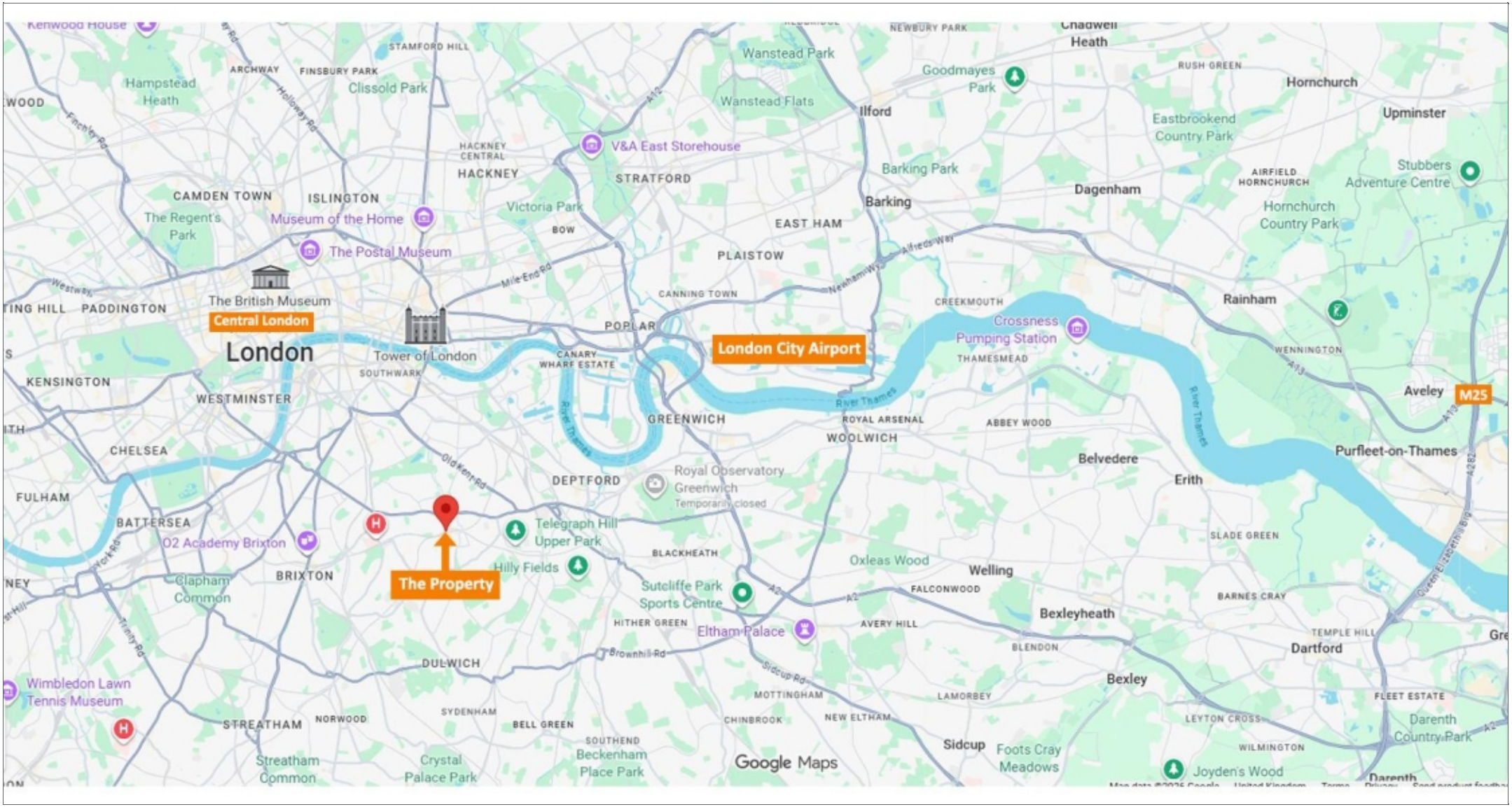

McDonald's
One Below


SAMEER BAZ
ESALE SUPERMARKET DIREC
Below
bam


SAMEER
WHOLESALE SUPERMARKET
Peckham Rye Station


One Below.
Family life, funded.
WHOLESALE


RYE LANE MARKET
VACANT
LISA NAILS
MAKARI
AFRO FOODS
PADDY POWER
SABINA HAIR & COSMETICS
DWGS
RYE LANE
BOBBY'S
TARA GB
ICELAND
SPORTS DIRECT
THE GYM GROUP
MONCRIEFF PLACE
PECKHAMPLEX
SANTANDER
CEX
BEAUTIFY HAIR & COSMETICS
HOUSE OF ESSENTIALS
Rye Lane
MCDONALD'S
ELM GROVE
Entrance to Peckham Rye Station
VACANT
HOLLY GROVE
New Civic Square under Construction
MIGHTY POUND
BILLBOARD FURNITURE
HAUSU
PH DENTAL CARE
CLF ART LOUNGE
MOTOWN CAFFE
FOOD BASE CASH & CARRY
ZA AFRO FOODS
Peckham Rye Train Station
SQUAREBIKE
BG STUDIOS
ENTRANCE
THE COMPLEX
RUSSEY ALLEY
50 m
100 m
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2026