

# THE KENTISH DROVERS

71-79 PECKHAM HIGH STREET · LONDON · SE15 5RS

## LONG LEASEHOLD

LONG LEASEHOLD PUBLIC HOUSE IN  
BUSY SOUTH EAST LONDON SUBURB  
FOR SALE ON BEHALF OF  
JD WETHERSPOON

APRIL  
2026

REDUCED  
GUIDE PRICE





J.D. WETHERSPOON THE KENTISH DROVERS FREE HOUSE

PERISTE

MISSING  
SOS  
REAL CHANGE SHOW  
We Out Here  
We Out Here  
We Out Here

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- **Long Leasehold expiring in 2998**
- **Busy location**
- **Prominent corner position fronting Peckham High Street**
- **External trade terrace to rear**
- **Extensive trading accommodation at ground floor**
- **Short distance from Peckham Rye station**
- **Fixed peppercorn rent**
- **Offers invited in excess of £750,000 plus VAT if applicable**
- **[Google Street View](#)**

## LOCATION

Peckham is a densely populated and increasingly fashionable suburb in South East London which is situated approximately 0.6 miles north of East Dulwich and 2.1 miles north east of Brixton. The area is well served with public transport with Peckham Rye mainline station nearby and a number of bus routes providing regular services into Central London as well as other parts of Greater London.

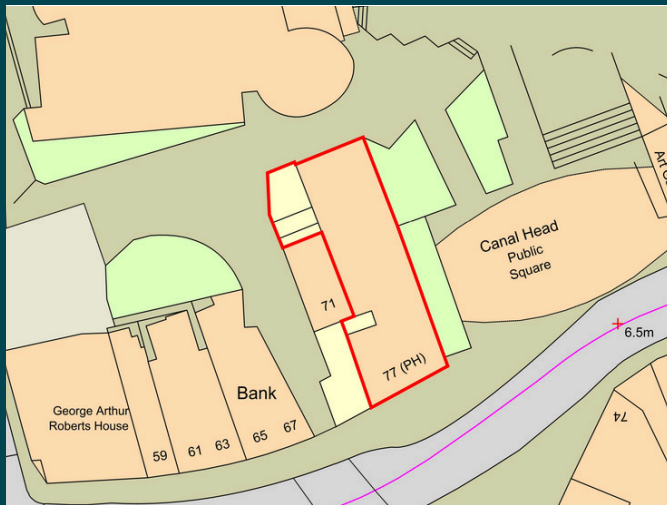
The Kentish Drovers occupies a prominent roadside position on the A202 Peckham High Street, directly opposite its junction with Rye Lane. Peckham Rye mainline railway station is located within 400 metres to the south of the property. The surrounding area is predominantly commercial with occupiers nearby including Costa, Subway, Natwest and Burger King. Peckham Library is also nearby.

## DESCRIPTION & ACCOMMODATION

The Kentish Drovers occupies the ground floor and basement of a four storey brick built property which has painted and rendered elevations under a pitched roof. To the rear is an external beer terrace laid out to provide seating for approximately 23 covers.

**Ground Floor:** Trading accommodation with bar servery to one side with a variety of fixed booth seating, loose tables and chairs for approximately 150 covers. A catering kitchen is provided to the rear of the ground floor. Accessible WC.

**Basement:** Cellar, stores, customer WC's, managers office, staff room and various stores.

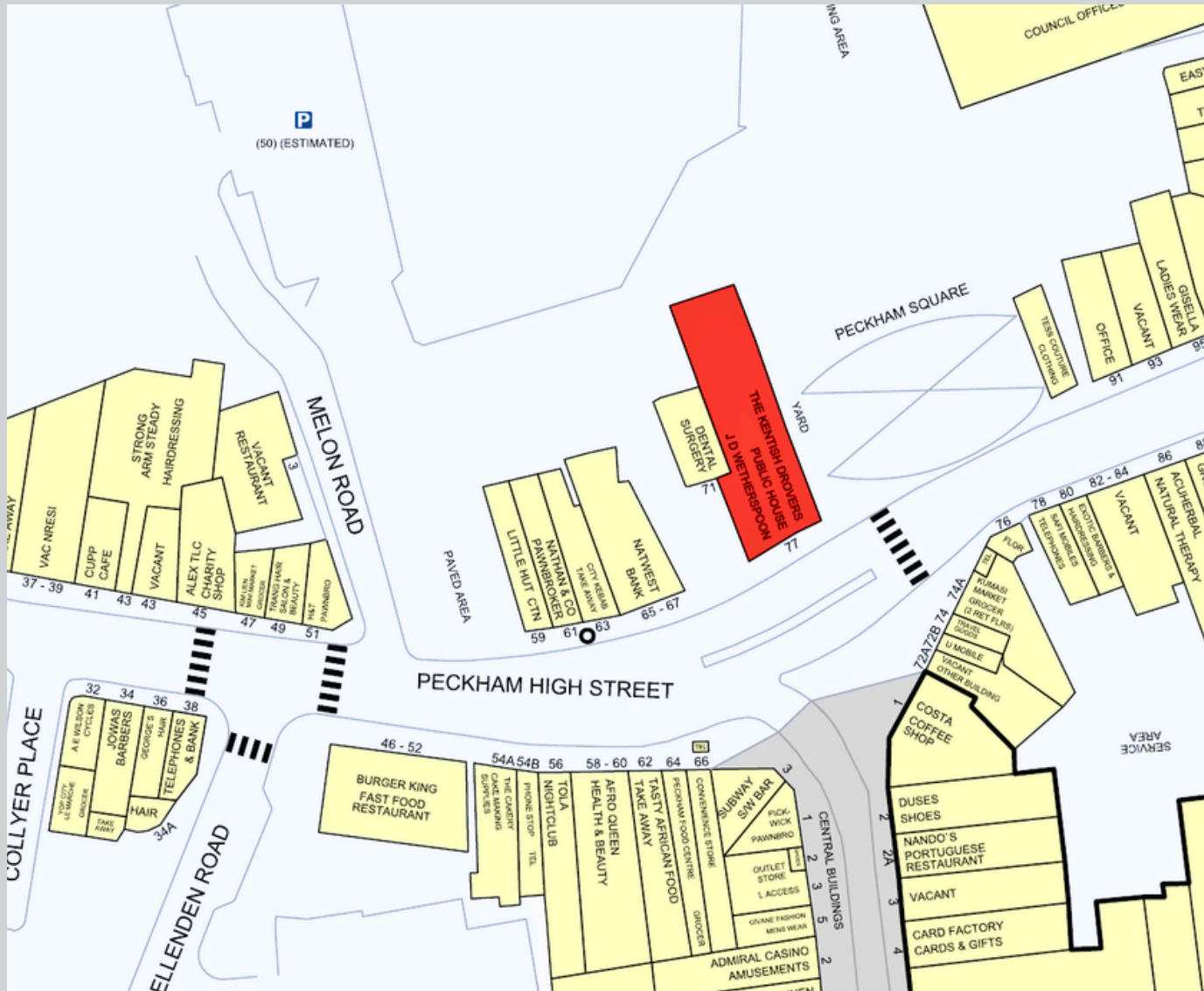




Demise of the property edged in green

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## APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal floor areas.

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	358.1	3,855
Basement	Trading/ Ancillary	165.7	1,784
<b>Total</b>		<b>523.8</b>	<b>5,639</b>

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

## TENURE

Long leasehold held for a term of 999 years from 11th November 1999 at a peppercorn rent (if demanded).

## RATEABLE VALUE & EPC

2026 Rateable Value - £50,000

EPC Rating: B - 44

## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:30 Sunday to Thursday and 01:00 Friday and Saturday.

## TERMS

Offers in excess of £750,000 are invited for the benefit of our clients long leasehold interest, plus VAT if applicable.

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## PLANNING

The property is not listed however it does fall within Rye Lane Peckham Conservation Area.

## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

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To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

[jdwdisposals.co.uk](http://jdwdisposals.co.uk)



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