

PRIME CLASS E OPPORTUNITY

EAST DULWICH

21 LORDSHIP LANE

Description

East Dulwich is a vibrant residential area in south-east London, located within the London Borough of Southwark. It lies around 5 miles south-east of Central London and is bordered by Dulwich Village, Peckham and Forest Hill.

The subject property occupies a prominent position on Lordship Lane, East Dulwich's main High Street. The area benefits from strong footfall and a vibrant mix of independent and national operators. Nearby occupiers include **Greggs**, **M&S Foodhall**, **Co-op**, **Gail's Bakery**, **Joe & the Juice** and **Meat Liquor**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground, basement and first floors, comprising the following areas:

Ground Floor	1,117 sq. ft.	(103.77 sq. m)
Basement Ancillary	173 sq. ft.	(16.07 sq. m)
Basement (Low head height)	280 sq. ft.	(26.01 sq. m)
First Floor Flat	361 sq. ft.	(33.54 sq. m)

Lease

The premises are available, subject to vacant possession, on a new full repairing and insuring lease for a term to be agreed.

Rent

£85,000

per annum exclusive.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£61,500
UBR (26/27)	0.43p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 51. A full report is available upon request.

Legal Costs

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

Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall **07912 746 923**
matt.beardall@greenpartners.co.uk

Frankie Souto **07497 390998**
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Subject to Contract

