

A1 RETAIL UNIT 48 LORDSHIP LANE, EAST DULWICH, LONDON SE22 8HJ



TO LET 99.20 SQ. M (1068 SQFT)

Location

The property enjoys a prominent position on the sought after Lordship Lane. East Dulwich continues to grow in popularity as a highly affluent and attractive location within south London. Neighbouring occupiers include The co-op, White Stuff, Oliver Bonas, and Meat Liquor in addition to an excellent selection of independent retailers, delicatessens and cafes.

Description

The property comprises a retail unit finished to shell form and arranged over ground and basement levels. The property benefits from double glazed frontage, WC facilities, electric and water supply, and additional rear access.

Accommodation

We have measured the premises in accordance with The Royal Institution of Chartered Surveyors Code of Measuring Practice and calculate the Net Internal Areas to be as follows:

Ground Floor	69.83 sq m 752 sq ft
Basement	29.37 sq m 316 sq ft
Total Area	99.20 sq m 1068 sq ft

Rates

The property has not yet been assessed.

Planning

We assume 48 Lordship Lane possesses A1 retail use. However, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

Rent

£50,000 per annum exclusive.

Legal Costs

Each party will pay their own legal fees.

VAT

VAT is not chargeable on this property.

EPC

The EPC has not yet been commissioned.

Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

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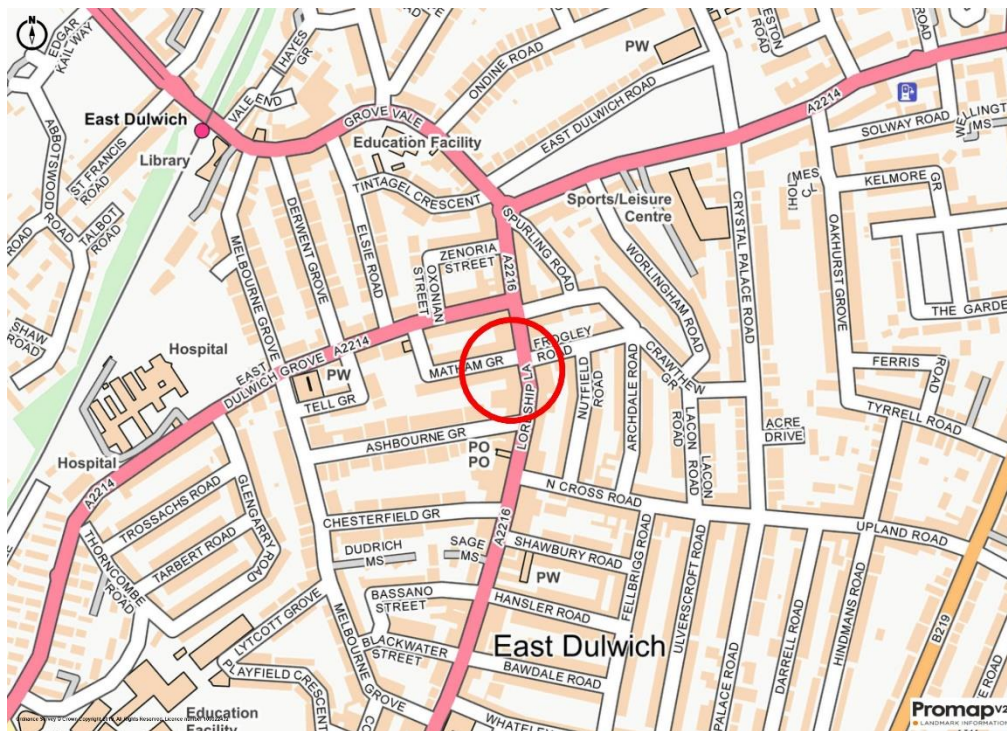
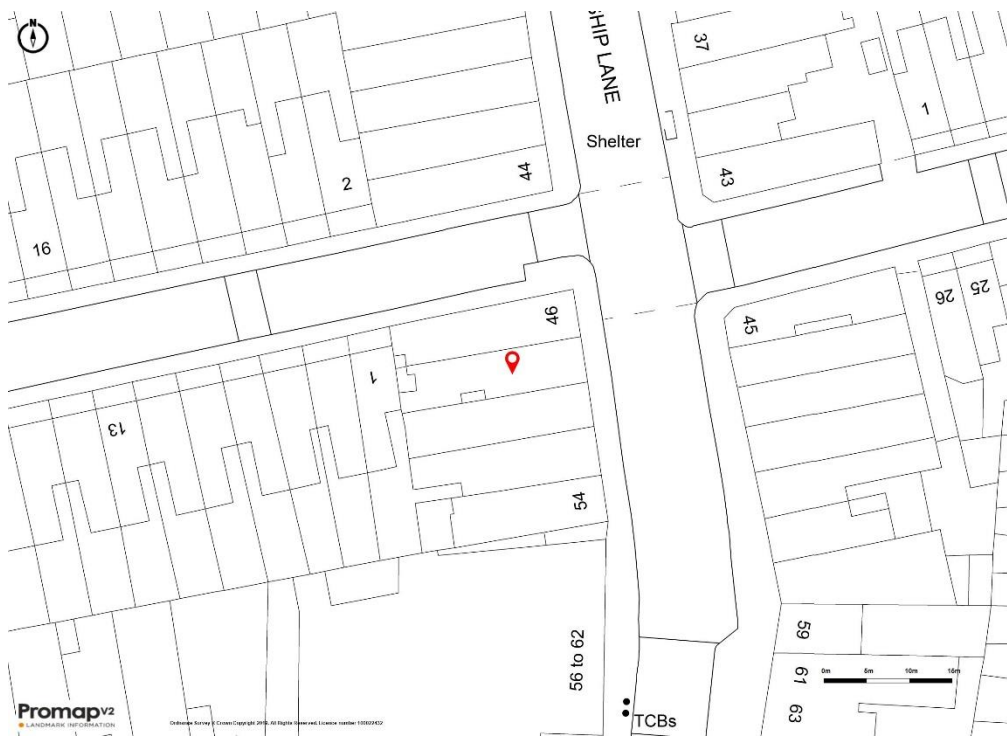
Also at:

Croydon
East Dulwich

Viewing

Strictly by prior arrangement with sole agents Hindwoods

Charlene Nicholls: c.nicholls@hindwoods.co.uk



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