



TO LET

59 Lordship Lane  
East Dulwich  
London  
SE22 8EP

Shop To Let





## Location

The property enjoys a prominent position on the sought after Lordship Lane (A2216). East Dulwich continues to grow in popularity as a highly affluent and attractive location within South London. Nearby occupiers include Gail's Bakery, Jo-Jo Maman Bébé, Café Nero, Sweaty Betty, and The Co Op, in addition to an excellent selection of independent retailers, delicatessens, and cafes. East Dulwich Station (0.5miles) is located nearby providing services into Central London and the South East. Numerous buses also serve the locality.

## Description

The premises from a retail unit with W.C, Tea point and some ancillary storage. Benefitting from laminate wood flooring and spot lights.

## Property Use

The property is believed to have E class use. However, we would recommend interested parties to make their own enquiries with the local authority.

## Property Terms

The property is available to be let on a new effective Full Repairing and Insuring lease, for a term to be agreed, contracted inside the security of tenure of the Landlord & Tenant Act 1954.

## Rent

£36,000 per annum exclusive.

## Accommodation

The Property has been measured on a Net Internal basis (NIA) and provides the following approximate accommodation:

Ground Floor:

Retail 33.72 sq m - 363 sq ft

Kitchen

W.C

## Legal Costs

Each party to pay their own legal costs.

## VAT

VAT will not be applicable.

## EPC

An EPC has been commissioned

## Business Rates

The property has been entered into the 2023 rating list with a rateable value of £24,500. Interested parties should contact the local authority to confirm the rates payable.

## Viewings

Strictly by prior arrangement with sole agents on 0208 858 9303:

**Ben Lewis**

[B.lewis@hindwoods.co.uk](mailto:B.lewis@hindwoods.co.uk)

CG6225

