



36-38 Lordship Lane, East Dulwich, London, SE22 8HJ

Location

The premises are located on the prime section of Lordship Lane in East Dulwich. The area benefits from an affluent and large residential catchment and is a popular drinking and dining destination, providing a vibrant mix of shops and trendy pubs, restaurants, and cafes. For a greater understanding of the location please review the following link: [Google Street View](#)

Description

The premises occupy an attractive double fronted unit and arranged over ground floor and basement. The premises are fully fitted and previously traded as a restaurant and wine bar. The ground floor comprises a large bar area, kitchen and customer seating. The basement consists of storage.

The approximate gross internal areas are as follows;

Ground Floor	180 sq m	1,938 sq ft
Basement	32 sq m	345 sq ft
Total	212 sq m	2,283 sq ft

Tenure

The premises are available by way of a new lease for terms to be agreed.

Rent

Quoting rent of £120,000 pax.

Planning / Licensing

The premises benefits from A3 use (E Class).

The premises benefit from a licence allowing the sale of alcohol at the following times:

Monday to Saturday	08:00am to 00:00pm
Sunday	08.00am to 23.00pm

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

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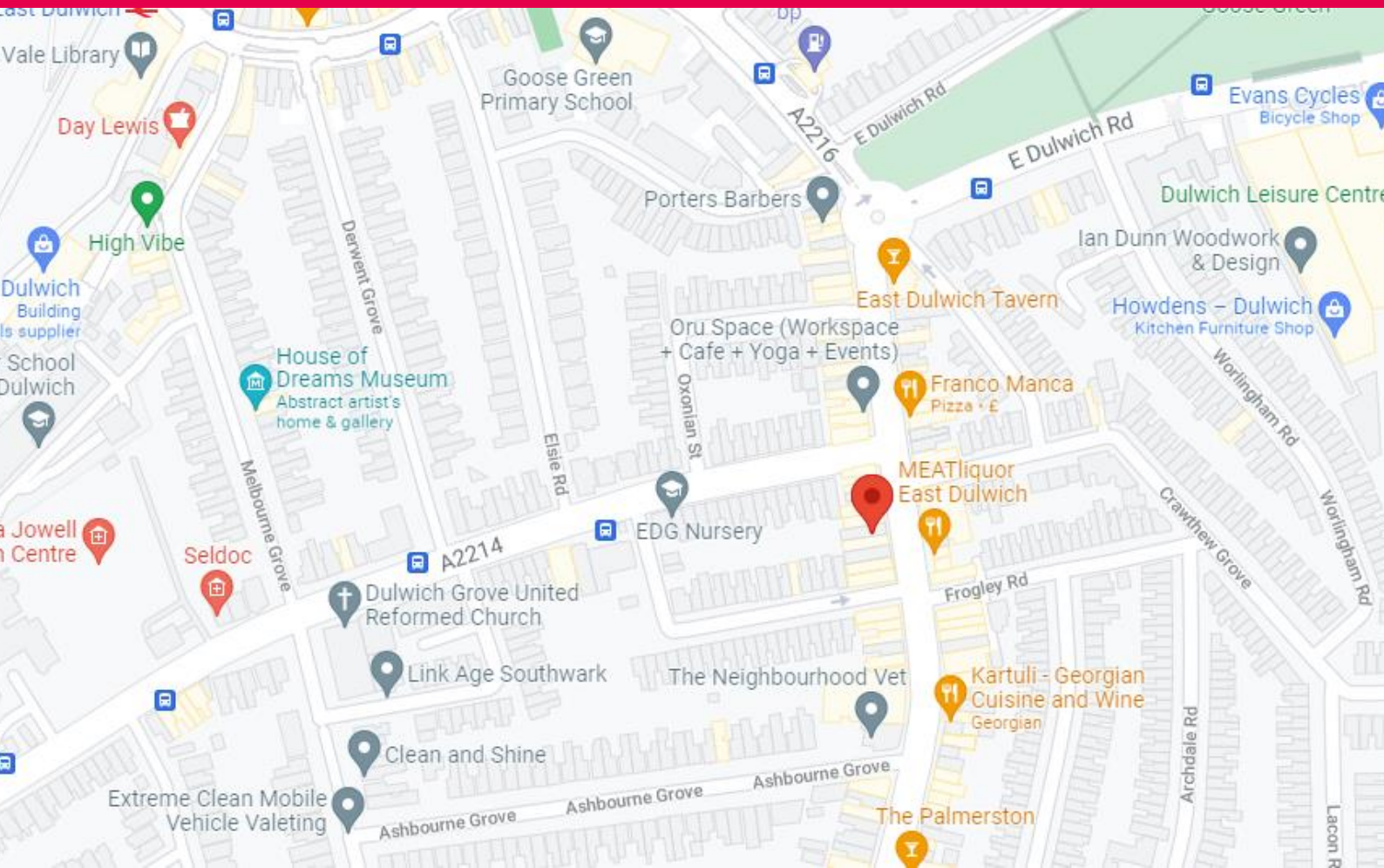
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NEW LEASE – LORDSHIP LANE, EAST DULWICH

2,283 SQ FT DOUBLE FRONTED FULLY FITTED RESTAURANT



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