DAVIS COFFER LYONS

# NEW LEASE – 2,975 SQ FT E-CLASS OPPORTUNITY

# CAMBERWELL CHURCH STREET, SE5

## 29-33 Camberwell Church Street, London SE5 8TR

### Location

The premises are located on Camberwell Church Street, close to Camberwell Green. The area has a vibrant independent restaurant and bar scene. There are many young professionals, families plus a large student population. University of the Arts London and Kings College Hospital and Goldsmiths and the South London Gallery are located nearby. Nearby occupiers include The Camberwell Arms, Kerfield Arms, Gladwell's, Theos Pizzeria, Nandine & The Toad Bakery.

For an understanding of the location please review Google Street View.

### Description

The premises are arranged over ground and basement levels with separate entrances. Currently configured as a restaurant/bakery with separate bar, the unit would suit a multitude of operational styles.

We understand the Gross Internal Areas to be:

| | | |
|---|---|---|
| Ground | 118 sq m | 1,278 sq ft |
| Basement | 158 sq m | 1,697 sq ft |
| Total | 276 sq m | 2,975 sq ft |

*a split of the unit may be considered*

### Lease

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

### Rent

Rent on application.

### Planning

| | |
|---|---|
| Ground Floor | E-Class |
| Basement | Sui Generis |

### Planning

There is a premises licence in place for the basement permitting the sale of alcohol at the following times:

| | |
|---|---|
| Sunday – Thursday | 11:00 – 00:30 |
| Friday & Saturday | 11:00 – 03:00 |

### Rating

The premises have the following rateable values as of 1 April 2026

| | |
|---|---|
| Ground Floor | £56,500 |
| Basement | £12,750 |

### 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 joint agents Davis Coffer Lyons: dcl.co.uk & Jenkins Law: jenkinslaw.co.uk


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THE COFFER GROUP

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