



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

Location

The premises are located on Camberwell Church Street, close by to Camberwell Green. The area benefits from a young population, including young professionals and families and large student population with University of the Arts London and Kings College Hospital located nearby. Camberwell is a vibrant area that has seen significant redevelopment in recent years with several new residential schemes recently completed or in development. Nearby occupiers include The Camberwell Arms, Forza Win, Noko Asian Street Food & Bar, Hayatt Lebanese, Bolu Restaurant, and Theo's Pizzeria and numerous other independent operators.

For a greater understanding of the location please review the following link: [Google Street View](#).

Description

The premises are arranged at basement level with dedicated ground floor entrance and are fully fitted as a bar. The premises currently provides a central bar servery, WC's, storage and approximately 70 covers. The approximate gross internal area is as follows;

Basement	1,689 sq ft	158 sq m
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Term

The premises are available by way of a new lease for a term to be agreed at a quoting rent of £70,000 pax.

Planning / Licencing

The premises benefit from Sui Generis Use (Bar Use).

There is a premises licence in place allowing the sale of alcohol at the following times:

Sunday – Thursday	11:00 – 00:30
Friday – Saturday	11:00 – 03:00

Further Details

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

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

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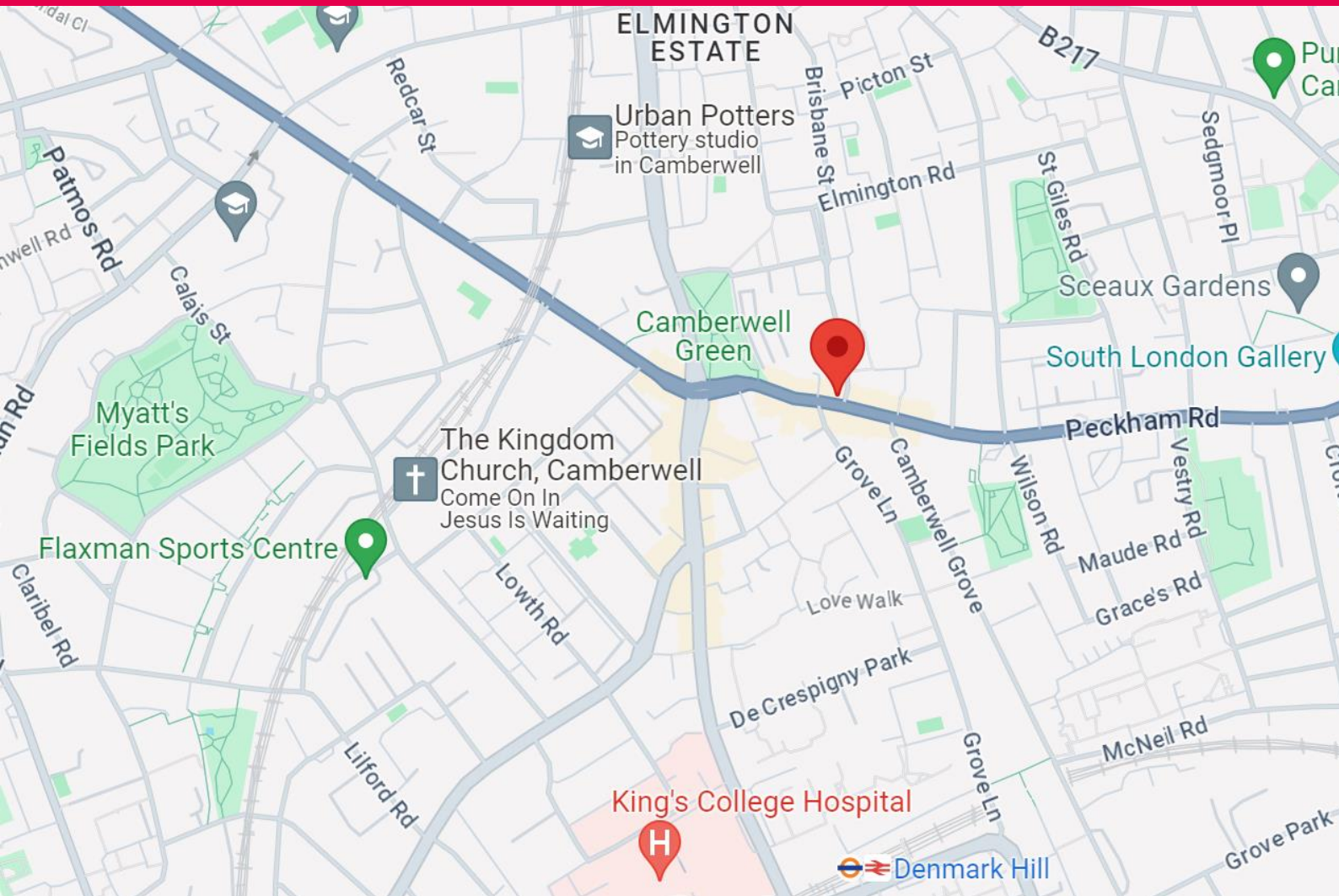
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**DAVIS
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TO LET - CAMBERWELL, SE5

1,689 SQ FT LATE NIGHT BASEMENT BAR



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