



**5 Camberwell Church Street, Camberwell, London SE5 8TR**

**Location**

The premises are located on Camberwell Church Street close by to Camberwell Green. The area benefits from a large student population with University of the Arts London and Kings College Hospital located nearby. The area has seen significant redevelopment in recent years with several new residential schemes recently completed or in development.. Local operators include Theo’s Pizzeria, Silk Road, Nando’s, Good Neighbour and a number of other independent operators. For a better understanding of the location please review [Google Street View](#)

**Description**

The premises occupy a single-fronted shop and are arranged over ground floor and basement. The basement is currently storage space but could be easily altered to provide customer seating area or kitchen/back of house space. The ground floor currently benefits from an open plan kitchen and small customer seating area.

We understand the approximate Gross Internal Area to be:

Ground Floor	66 sq m	709 sq ft
Basement	51 sq m	548 sq ft
<b>Total</b>	<b>117 sq m</b>	<b>1,257 sq ft</b>

**Tenure**

The premises are available on a new lease at quoting rent of £45,000 pax, subject to vacant possession.

**Planning**

The premises benefit from A3/A5 (restaurant/takeaway) use.

**Licensing**

The premises benefit from a premises licence allowing opening hours at the following times:

Sunday to Thursday	11.00am to 02.00am
Friday to Saturday	11.00am to 03.00am

**Further Details**

An EPC has been commissioned and can be arranged 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](http://dcl.co.uk)

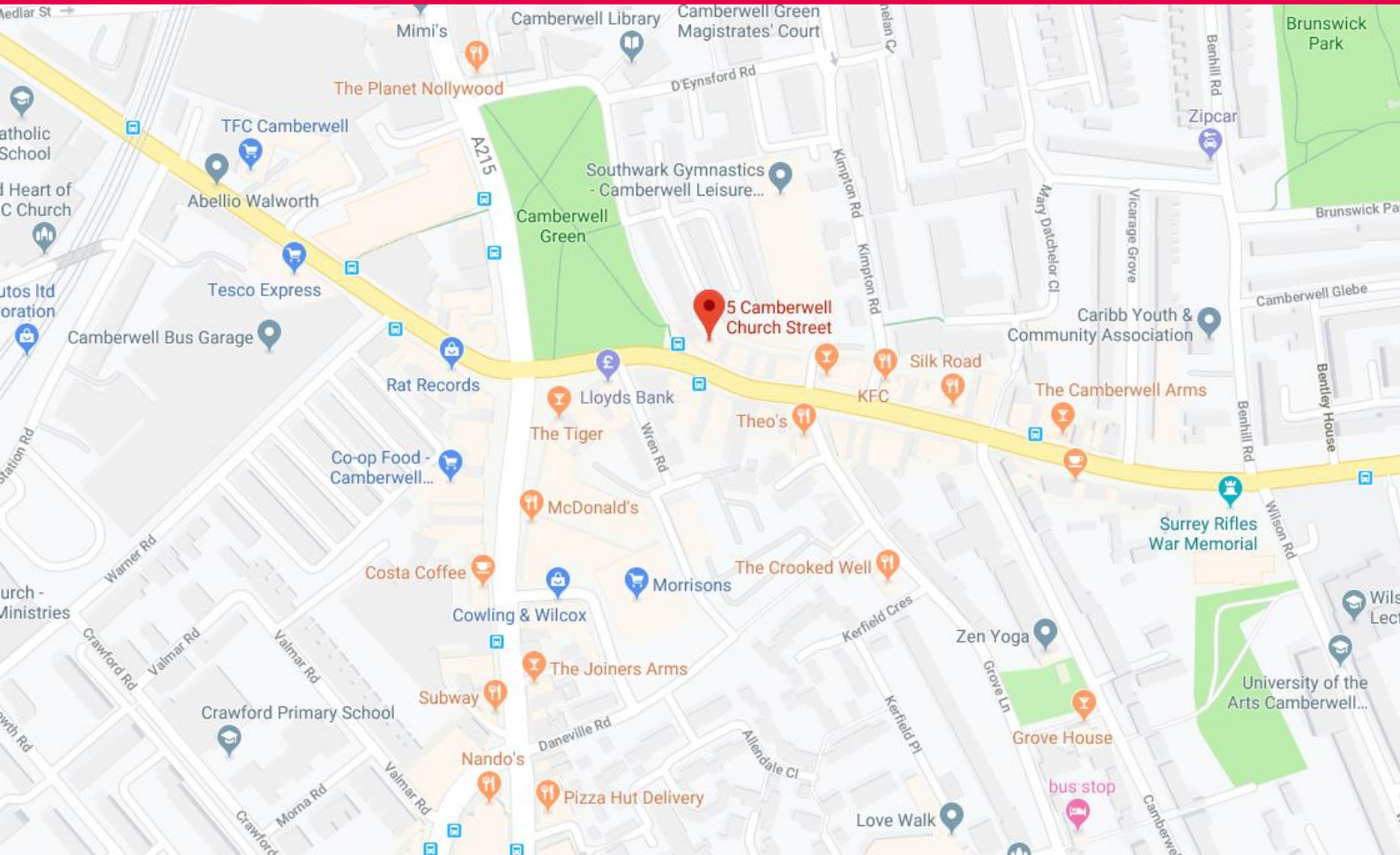
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**CONFIDENTIAL A3/A5 OPPORTUNITY – NEW LEASE  
TO LET – CAMBERWELL SE5**



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