



6 Lordship Lane, East Dulwich, London, SE22 8HN

Location

The premises are located on the corner of Lordship Lane and Zenoria Street. The area benefits from an affluent and large residential catchment and is a popular F&B, leisure and retail destination, providing a vibrant mix of shops and trendy pubs, restaurants, and cafes. Nearby operators include Gails, Franco Manca, Meat Liquor, Soderberg, Caffe Nero, Joe & The Juice and numerous other independent and corporate operators. For a greater understanding of the location please review the following link: [Google Street View](#)

Description

The premises occupy an attractive corner unit, benefitting from a quadruple frontage and are arranged over ground floor and basement. The ground floor comprises retail shop floor with ample ceiling heights and the basement provides a large storage room.

The approximate gross internal areas are as follows;

Ground Floor	82 sq m	883 sq ft
Basement (Storage)	74 sq m	797 sq ft
Total	156 sq m	1,680 sq ft

Tenure

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

Rent

Rental offers in excess of £75,000 pax.

Planning

The premises benefit from E Class Use.

Business Rates

The current rateable value of the premises is £45,250 (From April 2023). All interested parties are advised to confirm with the Local Authority.

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.

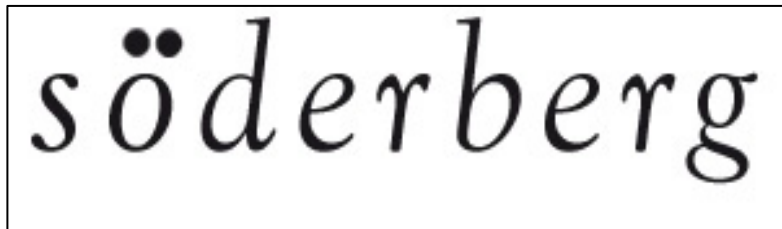
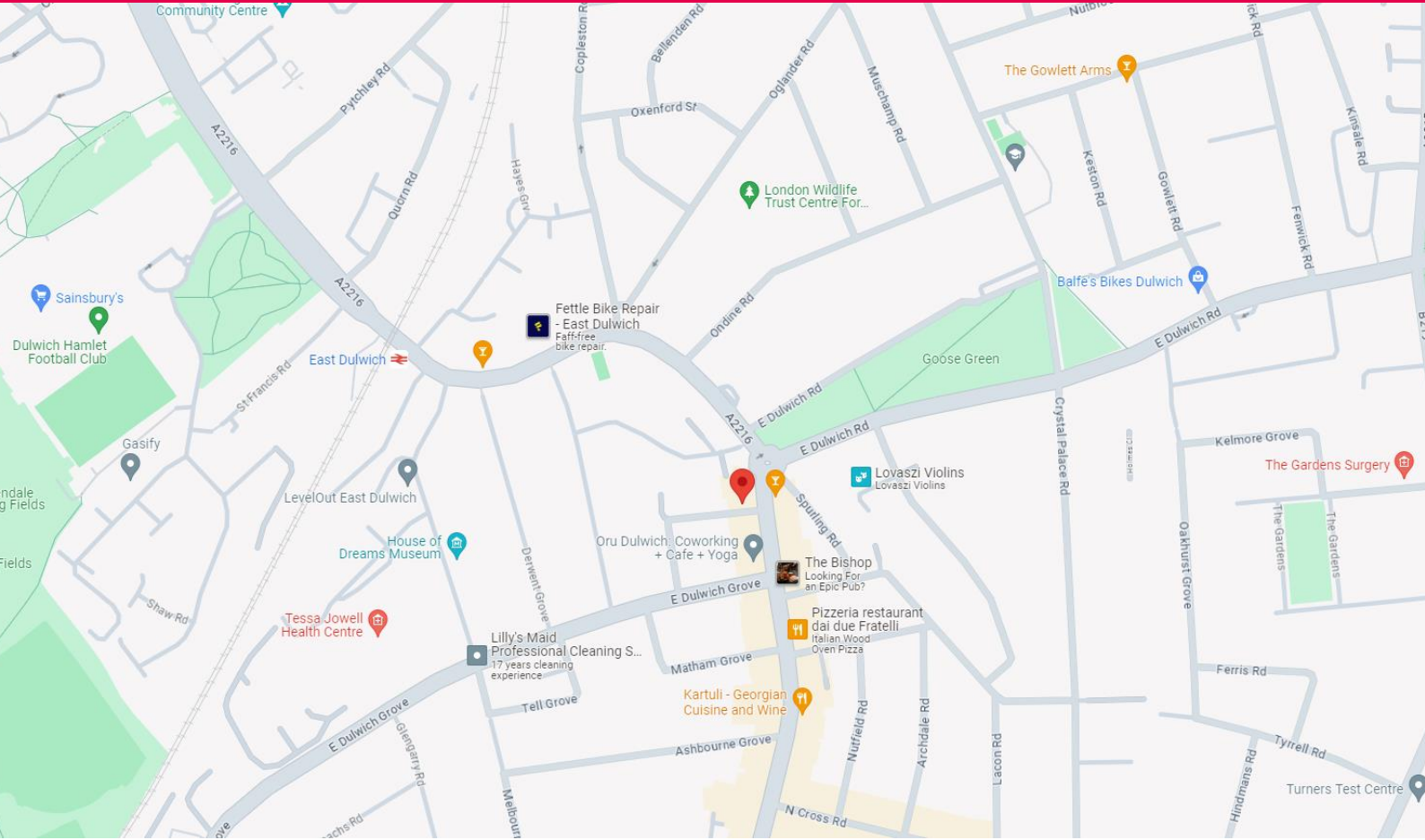
Viewing is strictly by prior appointment with sole agent
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Louie Gazdar
Associate Director
0207 299 0745
lgazdar@dcl.co.uk



**DAVIS
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**NEW LEASE – LORDSHIP LANE, EAST DULWICH
1,680 SQ FT PROMINENT CORNER UNIT (E CLASS)**



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