



## 28-30 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 previously traded as a retail store. There is a rear yard where kitchen extraction may be possible, subject to planning permission.

The approximate gross internal areas are as follows;

Ground Floor	178.4 sq m	1,920 sq ft
Basement	90.3 sq m	972 sq ft
Total	268.7 sq m	2,892 sq ft

### Tenure

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

### Rent

Rental offers in excess of £110,000 pax.

### Planning / Licensing

The premises benefits from E Class Use.

The premises does not currently benefit from a premises licence and ingoing operators will be able to apply for a licence with core restaurant hours.

### 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](http://dcl.co.uk)

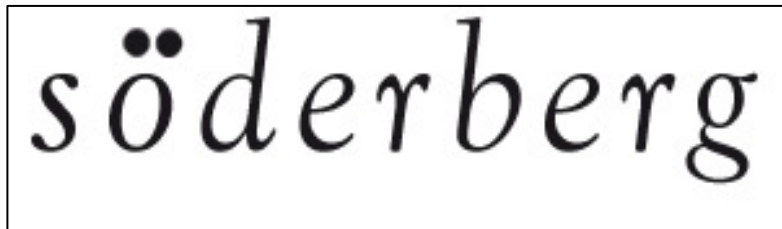
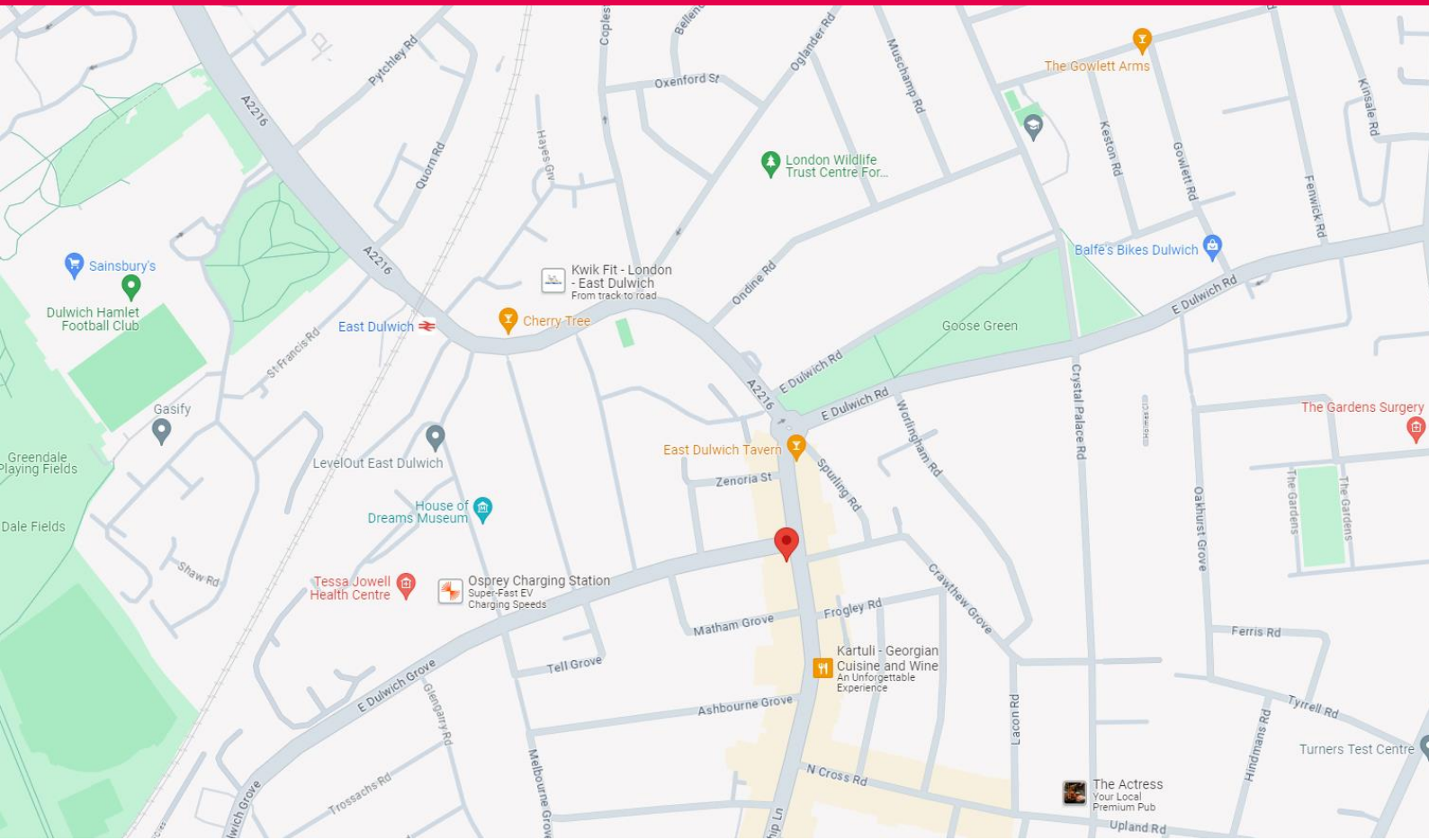
**Louie Gazdar**  
Associate Director  
0207 299 0745  
[lgazdar@dcl.co.uk](mailto:lgazdar@dcl.co.uk)



**DAVIS  
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**NEW LEASE – LORDSHIP LANE, EAST DULWICH**

**2,892 SQ FT E CLASS OPPORTUNITY**



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