



**99-101 Lordship Lane, London SE22 9DQ**

**Location**

The premises are located on Lordship Lane in East Dulwich. 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. The premises are directly opposite the M&S Foodhall. And nearby operators include, The Palmerston, Joe & The Juice, The Victory, Kartuli, Chipotle, 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 double frontage and are arranged at ground floor level only. The premises are fully fitted as a restaurant and benefit from approximately 90 covers internally, fitted kitchen, with WC's and staff room to the rear.

The approximate gross internal areas are as follows;

|              |             |          |
|--------------|-------------|----------|
| Ground Floor | 2,852 sq ft | 265 sq m |
|--------------|-------------|----------|

**Tenure**

The premises are held on a 20 year lease from February 2022 at a passing rent of £110,000 per annum exclusive.

**Premium**

Premium offers invited.

**Business Rates**

The premises has a rateable value of £79,500.

**Planning**

The premises benefit from E Class Use.

**Licensing**

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

|                    |                    |
|--------------------|--------------------|
| Monday to Saturday | 08.00am to 23.00pm |
| Sunday             | 08.00am to 22.30pm |

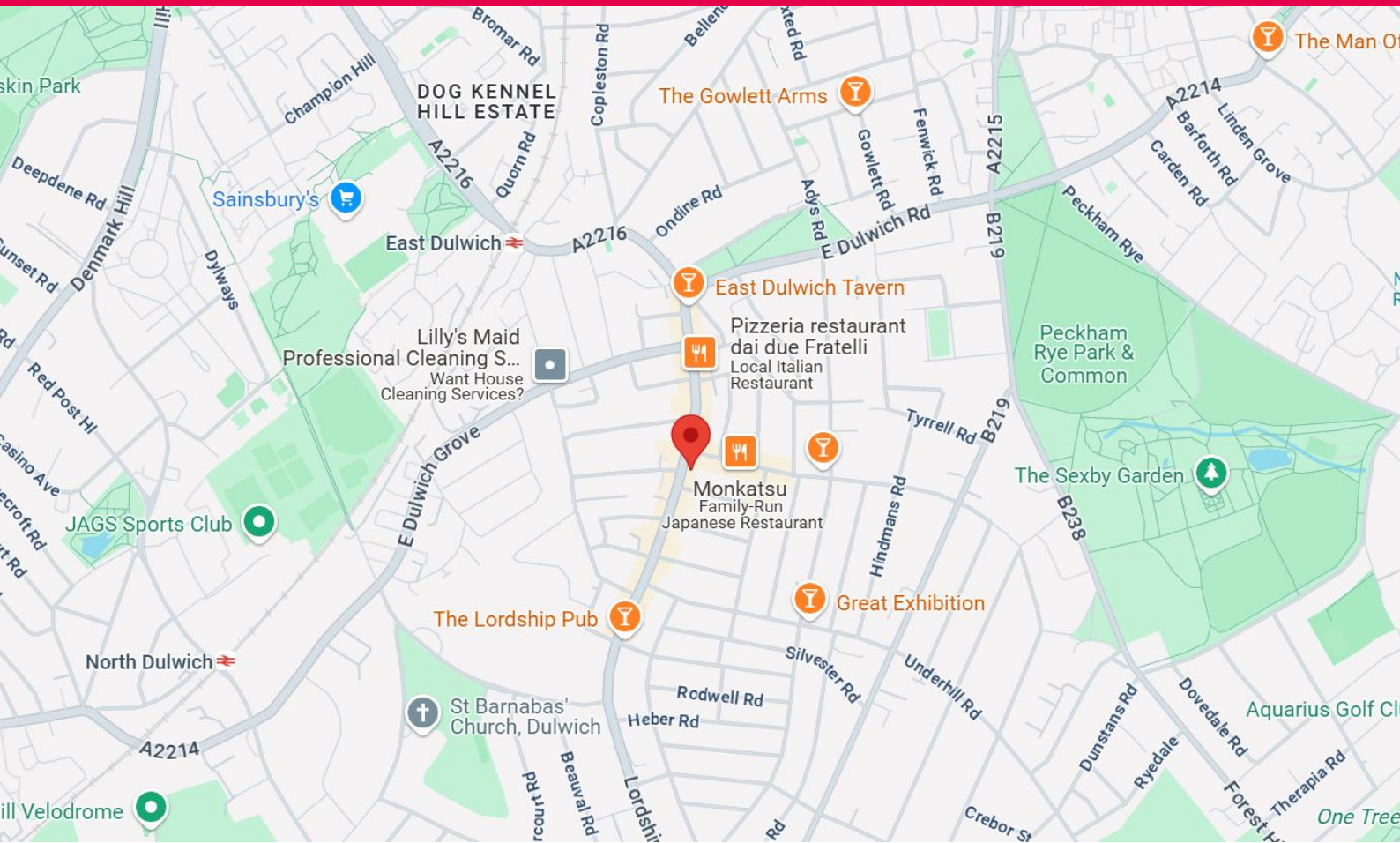
**Further Details**

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)

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