



22A Camberwell Church Street

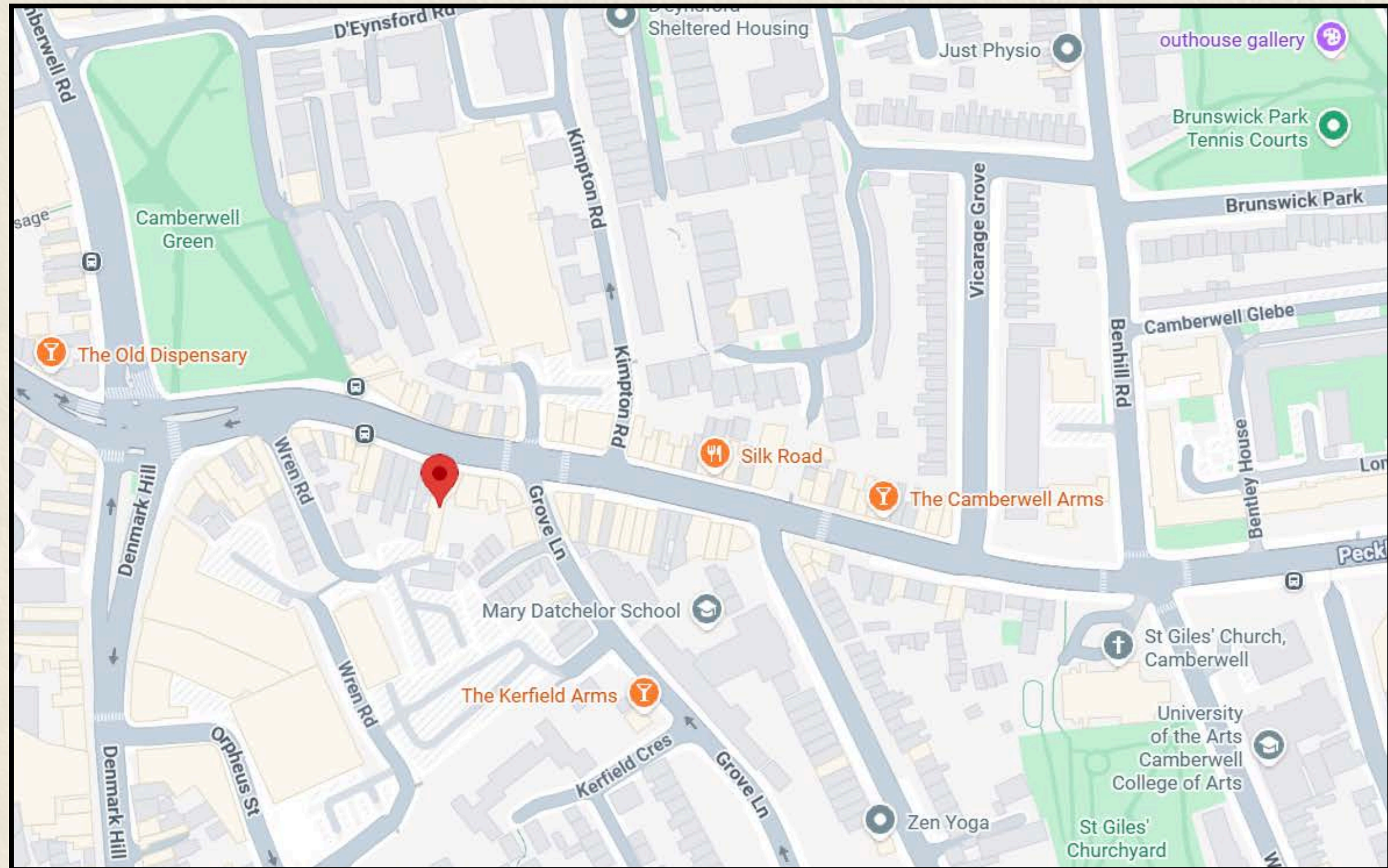
3,000 SQ FT E-Class Opportunity

Location

The premises are located on Camberwell Church Street, close to Camberwell Green. The area has a vibrant independent restaurant and bar scene. There are many young professionals, families plus a large student population. University of the Arts London and Kings College Hospital and Goldsmiths and Maudsley Hospital and the South London Gallery are located nearby.

Well connected, Denmark Hill Train Station is a 12 minute walk with trains to Victoria taking < 15 mins.

Nearby occupiers include The Camberwell Arms, Gladwells, Silk Road, The Kerfield Arms, Theos Pizzeria, Nandine & The Toad Bakery amongst other notable and independent operators.



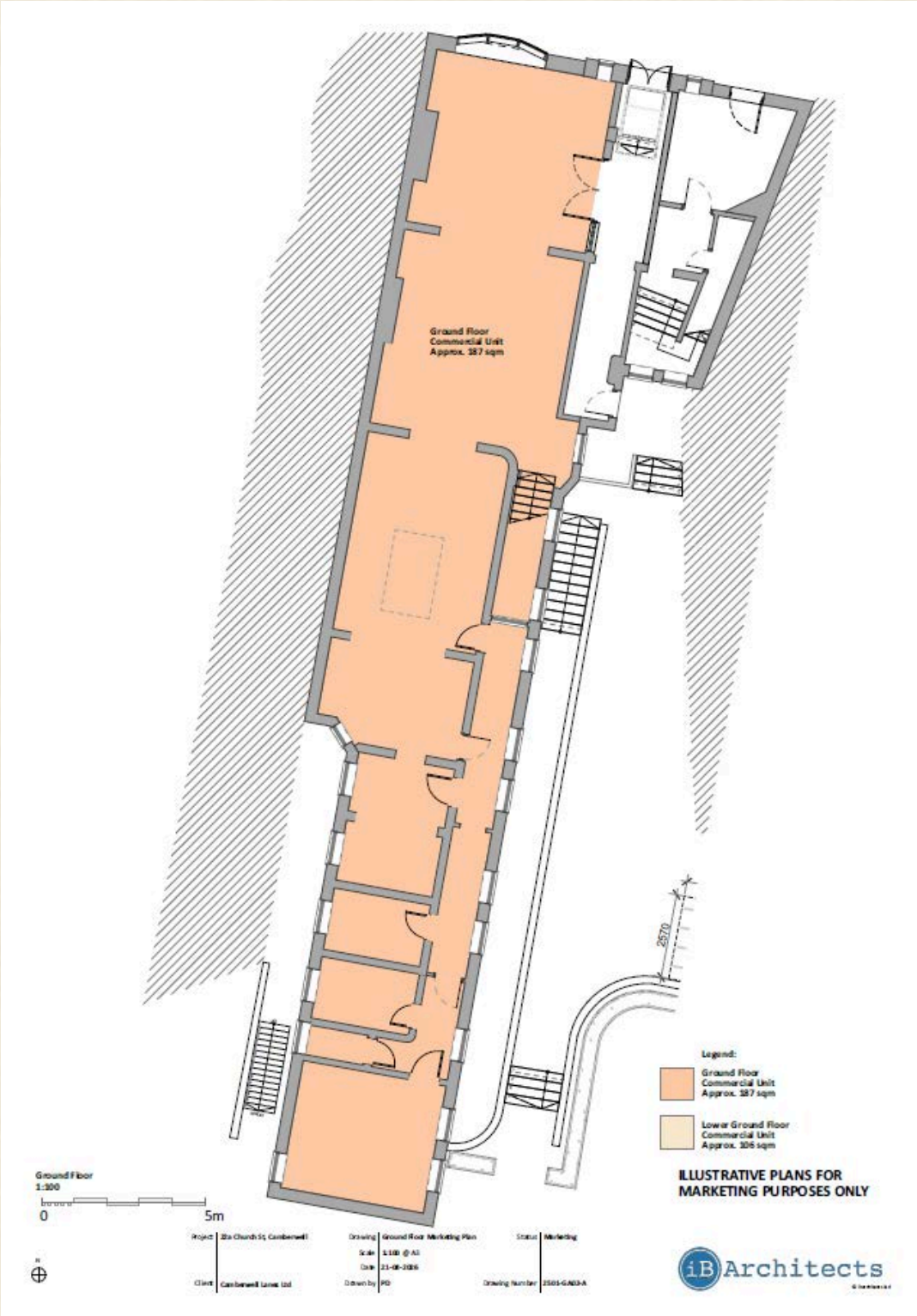


Description

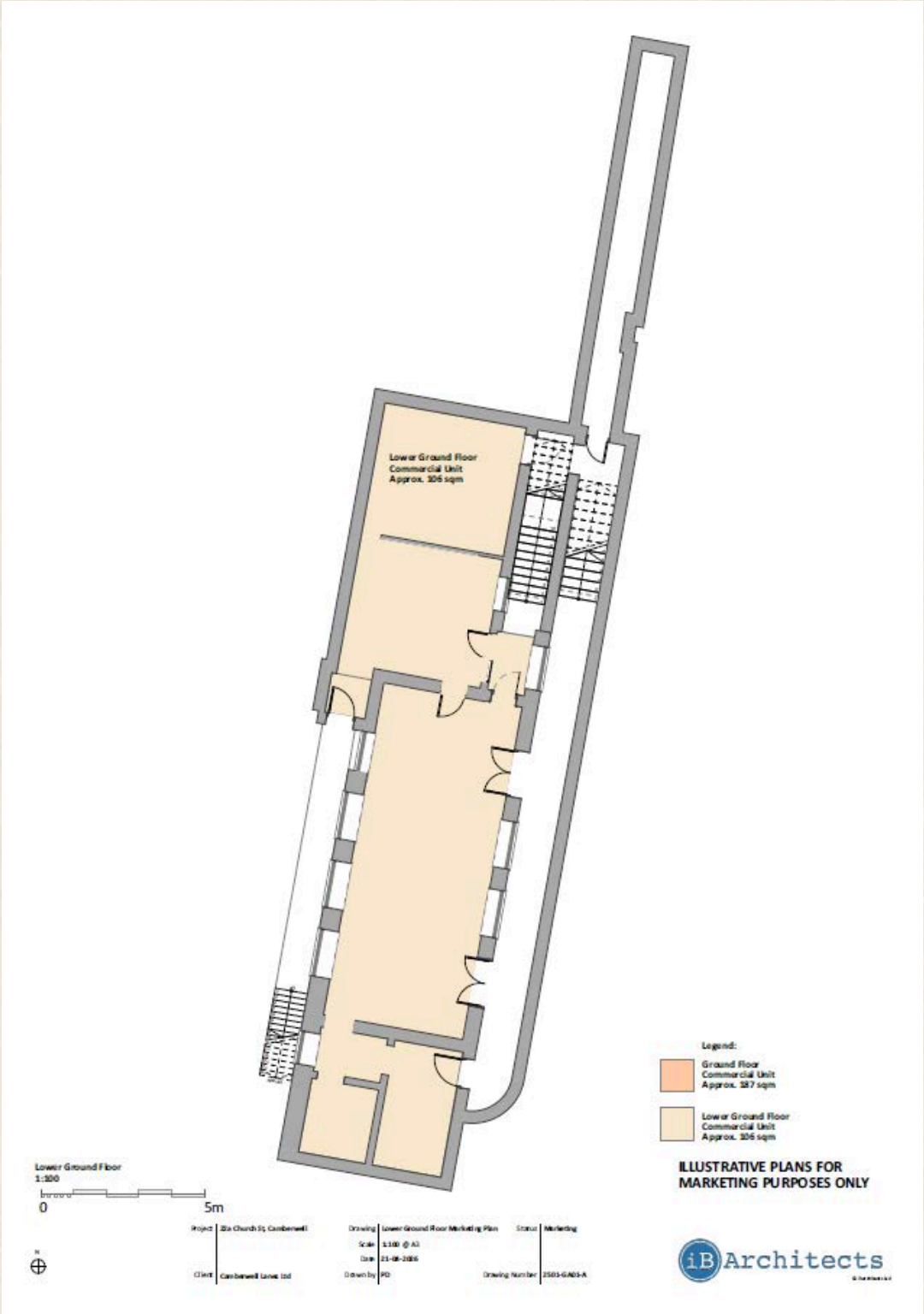
The premises are set behind a prominent period frontage and are arranged over ground and lower ground floors. Handed over in shell condition, the premises would suit a wide variety of E-Class uses.

Ground	187 sq m	2,013 sq ft
Lower Ground	106 sq m	1,141 sq ft
Total	293 sq m	3,154 sq ft

The upper parts can be made available by negotiation. Additional information can be provided upon request



Ground Floor



Lower Ground Floor

Summary

Tenure

A new FRI lease on a term to be agreed

Rent

Rent upon application

Planning

E-Class Use

Handover

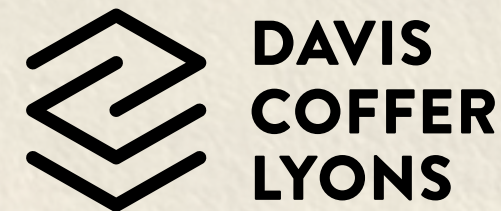
The premises will be handed over in white box condition.

Other

A service charge may be applicable. An EPC has been commissioned and is available upon request.

Contact

Viewings strictly by prior appointment only with joint sole agents Davis Coffe Lyons: dcl.co.uk and Hurst Warne hurstwarne.co.uk



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