

**5 CAMBERWELL CHURCH STREET, CAMBERWELL, SE5
8TR**

ENTIRE PREMISES TO LET ON NEW LEASE



Proposed Front Elevation

Plans available for inspection at our offices

UNIQUE WINE BAR AND RESTAURANT
Approx. 240 sq m (2,586 sq ft)

**AN EXCITING AND RARE OPPORTUNITY TO BRING
THE WEST END TO CAMBERWELL**

**RENTAL OFFERS INVITED IN THE REGION OF
£45,000 PER ANNUM EXCLUSIVE**

Location

The premises forms part of a commercial terrace on the A202, close to Camberwell Green. It is an extremely busy location with substantial vehicular movement and pedestrian footfall.

Description

A mid terrace commercial premises arranged over five floors.

Accommodation

Lower Ground Floor:

Wine Bar

56.20sq m (605 sq ft)

Provisions for 3 WC's

<u>Ground Floor:</u>	
Wine Bar	51.75 sq m (557 sq ft)
Mezzanine DJ Stand	4.46 sq m (48 sq ft)
<u>First Floor:</u>	
Restaurant (with Atrium)	45.15 sq m (486 sq ft)
<u>Second Floor:</u>	
Kitchen	38.18 sq m (411 sq ft)
Provisions for 2 WC's	
<u>Third Floor:</u>	
2 Rooms (Staff Rooms)	44.50 sq m (479 sq ft)
Provision for Shower/WC	
Total	240.24 sq m (2,586 sq ft)

Features

The premises have been substantially converted to provide a Wine Bar and Restaurant with a first floor atrium overlooking the ground floor. Major investment has been made by the landlords in providing:

- Sound Proofing
- Late night music & dance licence
- Gas Fired Central Heating
- Dumb Waiter (Stannah)
- 3 Phase Electricity
- Category 5 Cabling
- Air Extraction Ducting
- New Gas Boiler
- Air Conditioning (Ground & First floors)

The refurbishment works have not been completed by the landlord, as it was considered that any ingoing tenant would want to fit out the premises to suit their own required design.

Terms

The entire premises are available to be let on a new full repairing and insuring lease on terms to be agreed.

Rent

Rental offers are invited in the region of £45,000 per annum exclusive.

Planning

Wine Bar and Restaurant Use has been granted. However, any ingoing tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

"You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.commercialleasecode.co.uk".

Legal Costs

The ingoing tenant will be responsible for the payment of the landlord's legal costs.

VAT

We are advised that VAT is not payable in respect of these premises.

Viewing

Strictly by prior arrangement with the Landlords sole agents Hindwoods Hunter Payne.

CG3864

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