

## 3 LORDSHIP LANE, EAST DULWICH, SE22 8EW

### TO LET ON NEW LEASE FOR SALE ON LONG LEASEHOLD



**\*\*\* RARE OPPORTUNITY \*\*\***

**PRIME MID-TERRACE RETAIL UNIT ARRANGED  
OVER THE GROUND AND FIRST FLOORS**

**APPROX. 144.65 SQ M (1,557 SQ FT)**

#### **Location**

The premises are located close to Goose Green roundabout in prime trading position on Lordship Lane (A216) in East Dulwich.

Lordship Lane has become an extremely busy thoroughfare and a much sought after commercial location with an ever improving selection of retail units. Other neighbouring retailers include Café Nero, Ladbrokes, White Stuff, Nicholas off licence, Oliver Bonas, Jojo Maman Bebe and Somerfield supermarket together with a good vibrant mix of local retailers, restaurants and bars.

East Dulwich mainline railway station provides regular services into central London and the Station is within walking distance. There are also various buses serving the area, located on Lordship Lane.

## **Description**

A prime mid terrace shop premises currently arranged as a front sales area, with a partitioned area to the rear, used as a store room (but can easily be opened up to provide a larger retail area), a single WC and rear access onto Spurling Road. The first floor is accessed via two internal staircases, one at the front and the other at the rear and is arranged as two offices, an open plan store area with a kitchenette and further WC.

## **Accommodation**

The property has the following approximate net internal areas:

Retail Area	94.29 sq m	(1,015 sq ft)
First Floor	50.32 sq m	(542 sq ft)
<b>Total</b>	<b>144.65 sq m</b>	<b>(1,557 sq ft)</b>

## **Terms**

The property is available to let on a new full repairing and insuring lease on terms to be agreed. Alternatively, the long leasehold is available for sale for a term of 99 years from 1982 with a ground rent of £50 per annum.

## **Rates**

We have been advised that the property has a rateable value of £19,000. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit [www.mybusinessrates.gov.uk](http://www.mybusinessrates.gov.uk).

## **VAT**

We have been advised that VAT is not applicable.

## **Planning**

Any proposed 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. The long lease states that there is an absolute prohibition against the sale of alcoholic liquor on or off the premises.

## **Legal Costs**

The ingoing tenant will be responsible for all parties legal costs on a letting and each party to pay their own legal costs on a sale.

## **Viewing**

Strictly by prior arrangement with sole letting agents Hindwoods Hunter Payne.

## **CG4317**

*"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](http://www.commercialleasecode.co.uk)".*