

96 LORDSHIP LANE LONDON SE22 8HF



PROMINENT CLASS E UNIT TO LET
NIA 1,064 SQ. FT. (98.84 SQ. M.)
GROUND, FIRST AND BASEMENT – PLUS EXTERNAL SPACE
NEW LEASE, NO PREMIUM

TO LET

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
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Building Consultancy & Surveying, Commercial Agency, Commercial Management,
Commercial Investment, Professional Valuations, Residential Lettings, Residential
Sales, Residential Management, Service Charge & Estate Management

Location:

The premises are located centrally between Peckham and Dulwich in the London Borough of Southwark. The unit occupies a strong corner position on Lordship Lane with substantial return frontage along its junction with Chesterfield Grove. It is 0.4 miles (9-minute walk) south of East Dulwich railway station which provides direct access to London Bridge and Streatham. Peckham Rye Overground is within 1.1 miles of the premises. Nearby traders include M&S, Barclays Bank and Co-op.

Description:

The unit is arranged over basement, ground and first floor levels (including a raised first floor) and benefits from a secondary access door from Chesterfield Grove. There is substantial outdoor space fronting onto both access roads, providing the option for external customer seating. The premises would be most suitable for restaurant use due to the existing commercial kitchen at the rear and ancillary storage in basement level. WCs are located on the first floor which is served by an emergency escape route.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	618 sq. ft. (57.41 sq. m.)
First	389 sq. ft. (36.14 sq. m.)
Basement	56 sq. ft. (5.20 sq. m.)
Total	1,063 sq. ft. (98.76 sq. m.)

User:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of £26,000; however, interested parties should make their own enquiries on the rates payable.

EPC:

The property has EPC rating of C (61). A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

May be applicable at the prevailing rate.

Terms:

A new effective full repairing and insuring lease for a term to be agreed, subject to upward-only rent reviews.

Rent:

£67,500 per annum exclusive of other outgoings.

Anti-Money Laundering:

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

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Floor plans (indicative purposes only):

