

**Pop-up / Short term letting**  
**Available immediately**  
**Highly visible shop**

**PHILLIPA JEAL**  
**Retail Property Consultants**

**LEASE FOR SALE**  
**12 LORDSHIP LANE,**  
**EAST DULWICH, SE22**

**Location:** East Dulwich is an affluent South London neighbourhood and attractive residential and shopping location. The area is also well known for its good schools, junior and senior such as Alleyns, Jags, Dulwich College and Charter School.



**This shop is in a prominent location, with good visibility. It is situated on the busy Lordship Lane (A2216), next to Café Nero and Chener's bookshop. Other retailers nearby include Oru - vegan café, workspace and wellness, JoJo Maman Bebe, Oliver Bonas, White Stuff, Meet Bernard, Just Williams toys, Mary's Living and Giving store, Co-op Supermarket and M&S Simply Food to name a few.**

Whilst opposite are Sweaty Betty, The Dulwich Tavern, The Mamahood, Superdrug and many others. Lordship Lane has many more stores, cafes and restaurant, including a lot of well known independents.

East Dulwich Station is 0.4 mile away, providing trains into Central London and the South East. Numerous buses serve the locality.

**Accommodation:** The premises comprise a ground and basement shop, with the following approximate floor area:

<b>Net Frontage:</b>	<b>14ft 2ins</b>	<b>4.33m</b>
<b>Ground floor: Sales:</b>	<b>450 sq.ft</b>	<b>41.81 sq.m.</b>
<b>Office:</b>	<b>83 sq.ft.</b>	<b>7.71 sq.m.</b>
<b>Kitchen:</b>	<b>65 sq.ft.</b>	<b>6.04 sq.m.</b>
<b>Stock:</b>	<b>31 sq.ft.</b>	<b>2.88 sq.m.</b>
	<b>629 sq.ft.</b>	<b>58.44 sq.m</b>
<b>Basement: Stock:</b>	<b>260 sq.ft.</b>	<b>24.15 sq.m</b>

**Lease:** The premises are held on an existing 10-year lease from 30<sup>th</sup> January 2013 expiring on 29<sup>th</sup> January 2023. The lease is contracted inside of the Landlord & Tenant Act.

**Rent:** £38,000 per annum exclusive

**Rates:** Rateable Value: £25,000.00  
Rates payable 2021/22: £12,475.00  
(without any covid-19 retail business rates reduction).

**VAT:** Vat will be charged at the appropriate rate if applicable.

**Legal Costs:** Each party to be responsible for their own legal costs incurred in this transaction

**EPC:** To be provided.

**Viewing:** Viewings are by appointment via sole selling agents:  
Phillipa Jeal, Retail Property Consultants.  
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MISREPRESENTATION ACT: The agents and vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.