



CLASS E UNIT(S) CAMBERWELL

68-70 DENMARK HILL, CAMBERWELL, LONDON, SE5 8SD

Location:

The subject property is situated on Denmark Hill in Camberwell. Denmark Hill Station (South Eastern, Thameslink and London Overground services) is located a short walk away from the property.

Nearby well-known multi-national occupiers include: Betfred, H&T Pawnbrokers, Lidl, Subway, Costa Coffee and McDonald's, amongst several others and a number of established independent operators.

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning permission.

Lease:

The premises are available by way of a new FRI lease subject to 5 yearly upwards only rent reviews.

Accommodation:

The unit can be offered as a whole or split and is arranged over Ground Floor only and has the following approximate net internal areas:

68 Denmark Hill –

Ground Floor: 864 sq. ft. (80.27 m²)

70 Denmark Hill –

Ground Floor: 360 sq. ft. (33.44 m²)

70a Denmark Hill –

Ground Floor: 442 sq. ft. (41.06 m²)

Combined Units (68-70 Denmark Hill) –

Ground Floor: 1,666 sq. ft. (154.77 m²)

Rent:

68 Denmark Hill – £45,000 per annum exclusive.

70 Denmark Hill – £25,000 per annum exclusive.

70a Denmark Hill – £20,000 per annum exclusive.

Combined Units – O.I.E.O. £85,000 pax.



Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

Please contact:

Ryan Mylroie

ryan@jenkinslaw.co.uk

Kyle McGuire

kyle@jenkinslaw.co.uk

Sam Westmacott

sam@jenkinslaw.co.uk

Location Map:

