



CLASS E UNIT TO LET IN CAMBERWELL

**43 DENMARK HILL, CAMBERWELL,
LONDON, SE5 8RS**



Location:

The subject property benefits from a prominent corner position on Denmark Hill at the junction with Coldharbour Lane. Camberwell is an affluent suburb approximately 3 miles south east of Central London in Southwark. Denmark Hill Station (South Eastern, Thameslink and London Overground services) is located a short walk away from the property.

Nearby occupiers include: Nando's, Paddy Power, Jumping Bean, Subway, Costa Coffee, Lidl and Shahs Halal amongst several others and a number of established independent operators.

Accommodation:

The unit is arranged over a Ground Floor and Basement only and has the following approximate net internal areas:

Ground Floor:	1,135 sq. ft. (105.44 m²)
Basement:	1,069 sq. ft. (99.31 m²)

*** A split of unit will be considered subject to terms.**

Use:

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

Rent:

£65,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

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:

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Location Map:

