



# CLASS E UNIT TO LET IN CAMBERWELL

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



## Location:

The subject property benefits from a corner position 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, EasyGym, Subway, Costa Coffee, Nando's and McDonald's, 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:

<b>Ground Floor:</b>	<b>500 sq. ft.</b>	<b>(46.45 m<sup>2</sup>)</b>
<b>Basement:</b>	<b>400 sq. ft.</b>	<b>(37.16m<sup>2</sup>)</b>

## Use:

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

## Rent:

£35,000 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:

Please contact:

**Ryan Mylroie**  
[ryan@jenkinslaw.co.uk](mailto:ryan@jenkinslaw.co.uk)

**Kyle McGuire**  
[kyle@jenkinslaw.co.uk](mailto:kyle@jenkinslaw.co.uk)



## Location Map:

