



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: 945 sq. ft. (87.81 m²)

68A Denmark Hill –

Ground Floor: 481 sq. ft. (44.71 m²)

70 Denmark Hill –

Ground Floor: 381 sq. ft. (35.42 m²)

Combined Units (68-70 Denmark Hill) –

Ground Floor: 1,807 sq. ft. (167.94 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:

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Location Map:

