

# RETAIL (A1/A3) LEASE FOR SALE



## 58a Camberwell Church Street, Camberwell, SE5 8QZ

### Stunning period building in prominent position TO LET

**AREA:** 2,072 sq.ft (193 sq.m) approx. | **RENT:** £75,000 PAX | **PREMIUM:** OIRO £35,000

#### LOCATION:

Camberwell is a popular residential area of South/ South-East London with good bus connections to Elephant & Castle and Central London. The property is situated on the highly prominent corner of the affluent residential street of Camberwell Grove and the busy main road of Camberwell Church Street. Nearby operators include a variety of local and independent retailers.

#### DESCRIPTION:

The property has a large return frontage on the corner of Camberwell Grove and Camberwell Church Street beneath an impressive period building.

The property is being considered for the following uses: A1, A2, D1 and D2 (subject to planning). No restaurant or bar users will be considered.

Regulated by:



# RETAIL (A1/A3) LEASE FOR SALE



**58a Camberwell Church Street, Camberwell, SE5 8QZ**

**USE CLASS:** A1/A2

**FLOOR AREA:**

| FLOOR              | AREA SQ.FT         | AREA SQ.M       |
|--------------------|--------------------|-----------------|
| Lower Ground Floor | 1,404              | 130             |
| Ground Floor       | 668                | 62              |
| <b>TOTAL</b>       | <b>2,072 sq.ft</b> | <b>193 sq.m</b> |

*(All measurements are approx. on a NIA basis)*

## AMENITIES:

- Prime Camberwell Church Street location
- Prominent corner location
- Highly attractive Victorian property
- Affluent residential area
- Characterful basement
- Retail (A1/A2/D1/D2) uses considered STP
- Approx 2,014 sq ft
- Kitchen

## TERMS:

A new Full Repairing and Insuring lease for a term to be agreed.

**RENT:** £75,000 PAX

**RATES PAYABLE:**

All interested parties should make inquiries with the relevant local authority.

**VAT:** To be confirmed

**SERVICE CHARGE:**

To be confirmed.

**EPC:** Available upon request.

**LEGAL COSTS:**

Each party to be responsible for their own legal costs.

## CONTACT:



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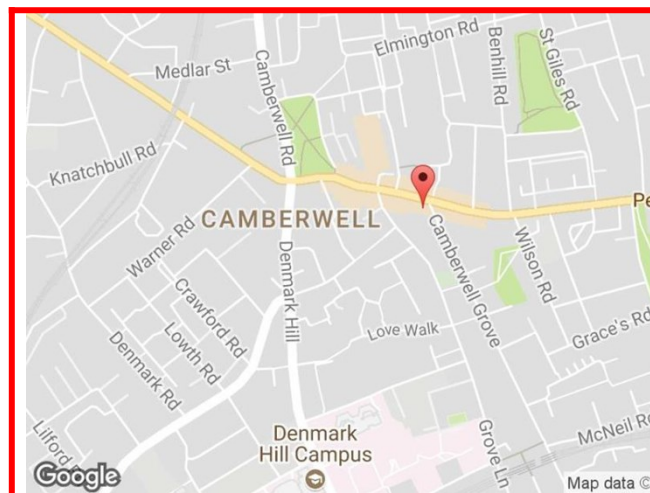
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