



FOR SALE

209 Lordship Lane
East Dulwich
London
SE22 8HA

For Sale Freehold/Mixed Use
Investment





Location

The property enjoys a prominent position on the sought-after Lordship Lane within East Dulwich, which continues to grow in popularity as an affluent and sought after hub of south London.

Nearby occupiers include an excellent mix of national retailers such as Marks and Spencer and Gourmet Burger Kitchen as well as a vibrant selection of independents including The Lordship restaurant and pub, Franklins café and farm shop and William Rose Butchers, in addition to trendy boutiques, cafes, delicatessens and restaurants.

East and North Dulwich Train Stations (Zone 2) are both within walking distance providing direct links to London Bridge with journey times of 14 and 18 minutes respectively.

Description

The premises form a terraced three storey plus lower ground floor/basement building, comprising a commercial premises overground and lower ground floors, trading as a Hair and Beauty Salon.

To the upper floors are 3 self-contained 1 bed flats approximately the same size (33sqm 357sq ft). Flat A and B offer a separate kitchen, bathroom, lounge and bedroom. Flat C offers an open plan lounge, kitchen and an en suite bathroom.

Accommodation

The premises afford the following approximate Net Internal Areas (NIA):

Ground Floor	16.25 sq m(175 sq ft)
Upper Mezzanine	15.66 sq m(169 sq ft)
Single W.C.	
Lower Mezzanine	8.45 sq m(91 sq ft)
Kitchen	
Single W.C.	
Lower Ground Floor	16.61 sq m(179 sq ft)
Total	56.97sq m (613 sq ft)

Residential Upper parts as listed above.



Tenancy Schedule

Commercial space

£17,000 pax on a 5-year lease from 2024, contracted out of the 1954 L&T security of tenure act, with a RPI linked rent review at the 3rd anniversary.

Residential Upper Parts

Flat A	£16,800pax (£1400pcm)
Flat B	£16,200pax (£1350pcm)
Flat C	£16,800pax (£1400pcm)

Price

£1,100,000

Tenure

Freehold, subject to the leases in place.

Business Rates

The property is currently on the 2023 rating list with a rateable value of £13,000. However, interested parties should make their own enquires of the local authority.

VAT

VAT will be applicable.

EPC

The commercial element has an EPC rating of D (87).

Flat A C(71)

Flat B C(75)

Flat C C(80)

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewings

Strictly by prior arrangement with sole agents Hindwoods on 0208 858 9303:

Ben Lewis

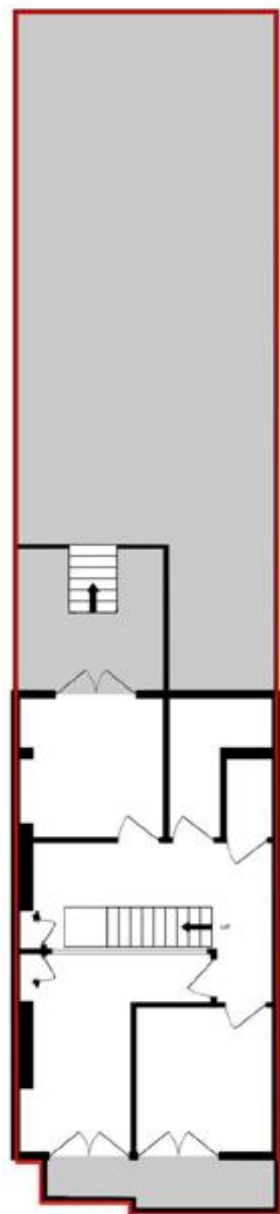
b.lewis@hindwoods.co.uk

CG6271

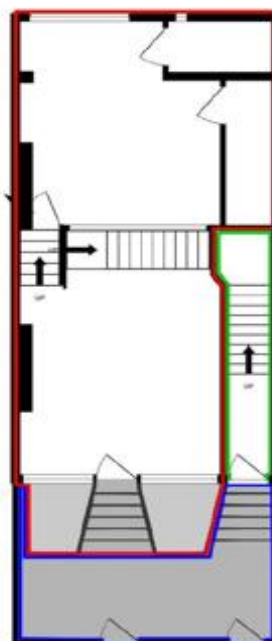




Photos of Flat A, Flat B and Flat C Respectively



LOWER GROUND FLOOR



UPPER GROUND FLOOR



Home Standards

Home Standards Ltd

Building Surveys, Lease Plans & EPCs

(E) Info@HomeStandards.co.uk

(W) www.HomeStandards.co.uk

(T) 07734 841 524

Scale 1:400 Paper size: A4

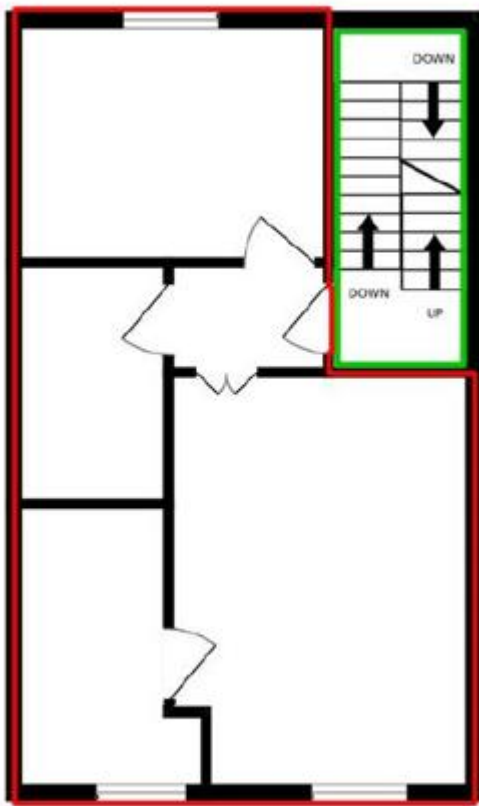
Issue date: 04th June 2024

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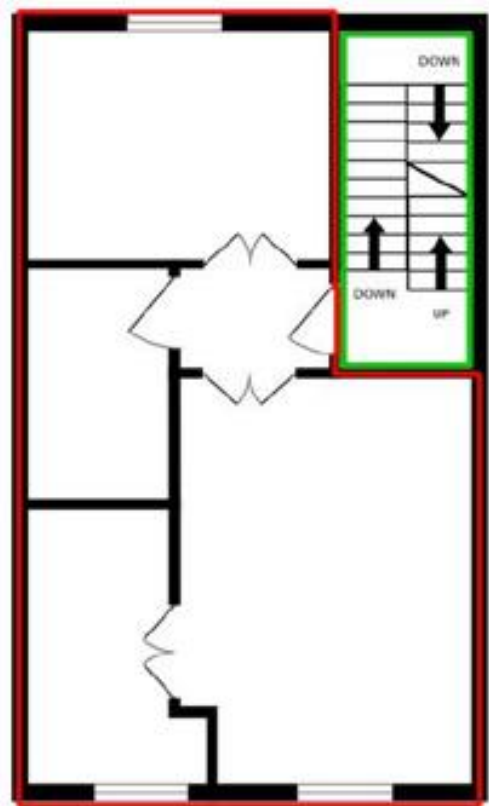
Lease Plan:

209 Lordship Lane, London, SE22 8HA

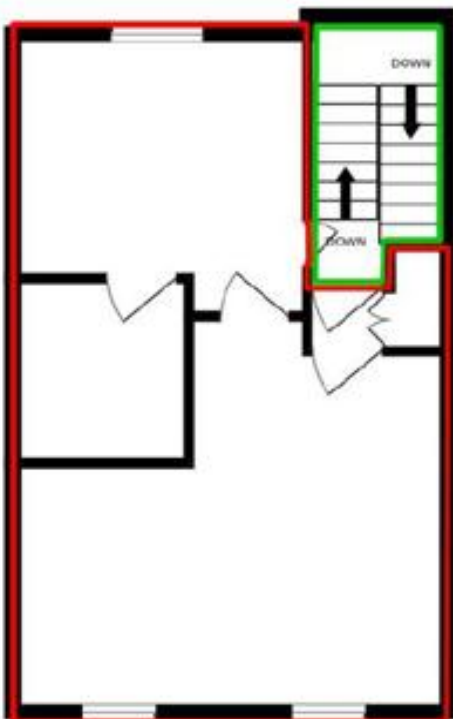
Lease Plans 209 Lordship Lane



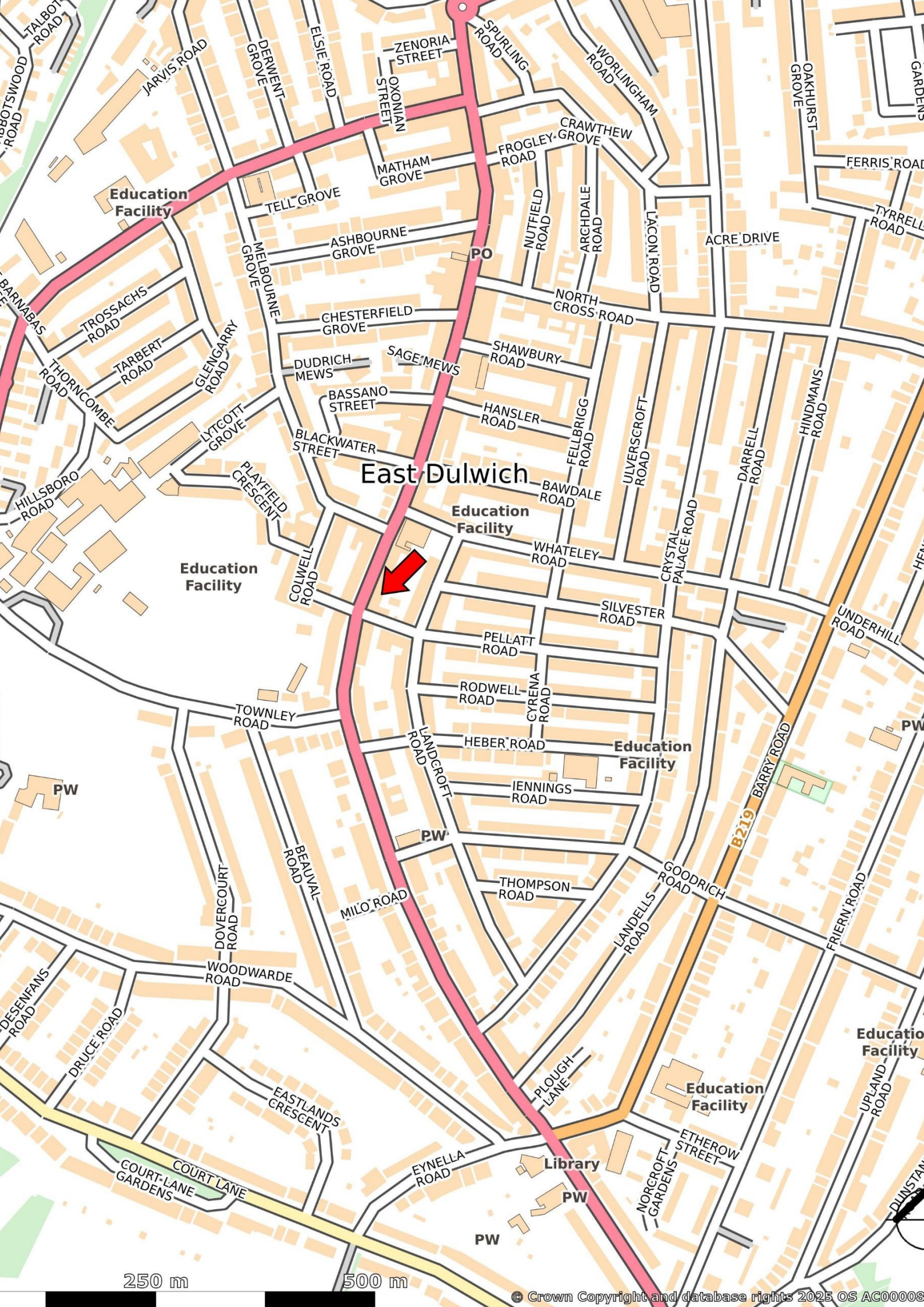
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



East Dulwich

Education Facility

PO

Education Facility

Education Facility

Education Facility

Education Facility

Education Facility

Library

250 m

500 m

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