PRIME CORNER RETAIL OPPORTUNITY WITH FRONT & SIDE FORECOURT TO LET

96 Grove Vale, East Dulwich, London, SE22 8DT

£50,000 (PER ANNUM EXCLUSIVE)

- Prime Corner Position
- Neighbouring retailers: GAIL's Bakery, Franco Manca, M&S, Oliver Bonas, Café Nero and Pret
- 1,475 sq. ft.
- East Dulwich Station- 400m away



Location
The premises are located in the heart of East Dulwich at the junction of Lordship Lane (A2216), East Dulwich Road and Grove Vale (A2214), overlooking Goose Green.

The area has excellent transport links, being served by numerous bus routes, and East Dulwich Train station being approximately 400 metres away. East Dulwich continues to grow as a highly affluent and attractive town within South London. There is an excellent mix of surrounding national and independent retailers, boutiques and restaurant and bars, including GAIL's Bakery, Pret, Oliver Bonas, M&S Foodhall, Franco Manca and Café Nero.

Description
The premises are positioned in a prime and sought after corner trading position on the busy Lordship Lane/Grove Vale roundabout. Arranged over ground floor with front sales area rear storage room, kitchen, WC and further storage arranged over basement.

Accommodation
The property has the following approximate Net Internal Area:

Floor	Sq.m.	Sq.ft.
Ground	84.4	908
Basement	52.7	567
Total	137.1	1,475

Tenure
The property is available by way of a new lease for a term to be agreed.

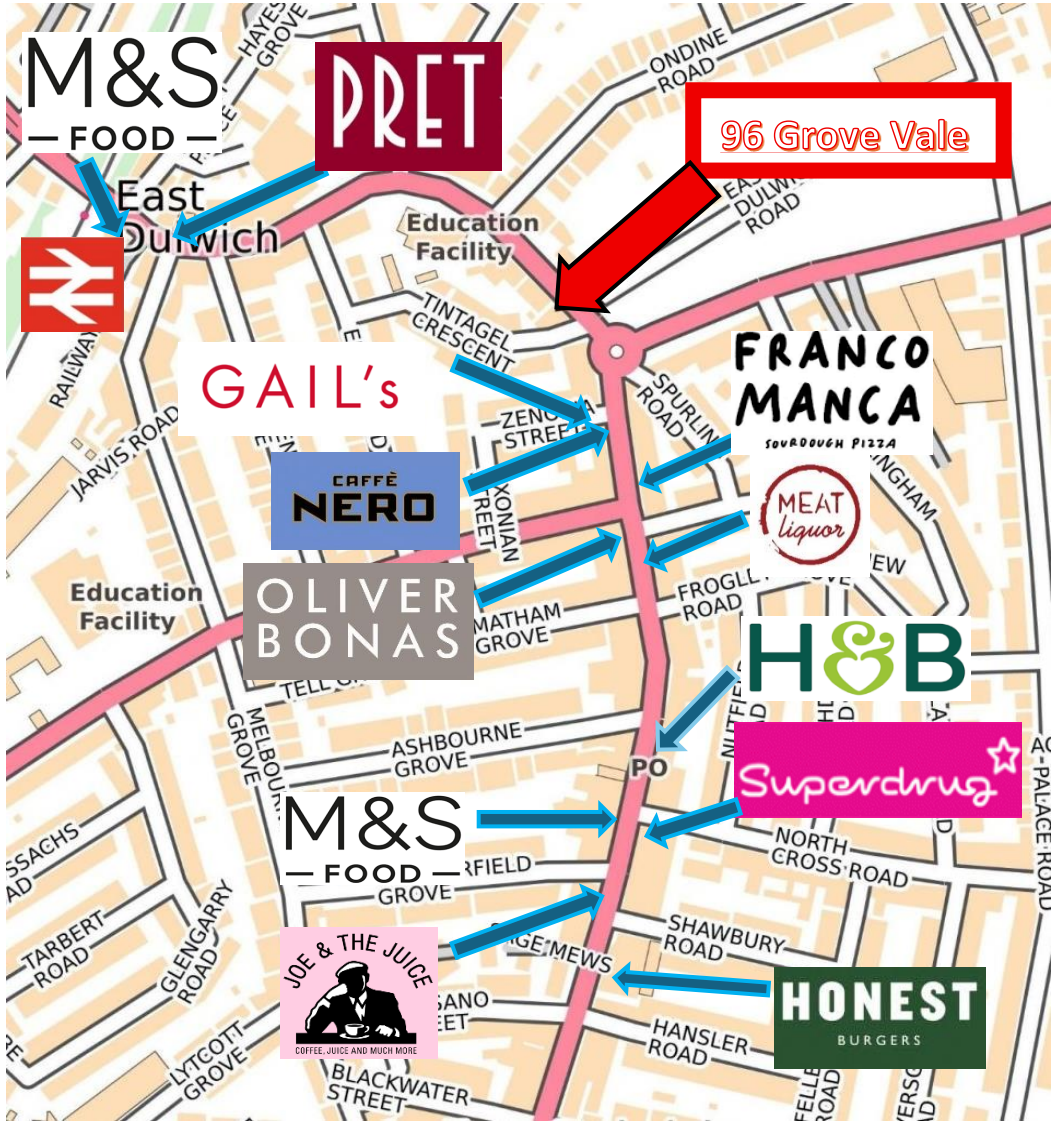
Costs
Each party pay their own legal costs.

EPC
EPC rating of D (93).

Planning
Use Class E.

Rent
£50,000 per annum exclusive.

Rates (2026/27)
Rateable value: £31,500 per annum.
Interested parties are advised to make their own enquires with Southwark Council.



Contact

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