



TO LET

94 Grove Vale  
East Dulwich  
London  
SE22 8DT

Restaurant Premises  
To Let





## Location

The premises are located at the Northern end of Grove Vale (A2214), close to its junction with Lordship Lane (A2216) and East Dulwich Road and overlooking Goose Green.

Given its proximity to the aforementioned junction/roundabout, this is a highly visible location.

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 and there is an excellent mix of National and independent retailers nearby.



## Description

The premises have traded as an Indian restaurant for a number of years and are fitted as you would expect, with seating area and bar to the front, fully fitted commercial kitchen and male and female W.C's to the rear, with the basement providing space for additional seating or private functions, along with storage space. There is a service road to the rear for loading.

The premises themselves benefit from AC and spotlights to both floors.



## Accommodation

The property has the following approximate net internal areas (NIA):

Ground Floor	
Retail Area	568 sq ft
Kitchen	272 sq ft
Male and Female W/Cs	
Basement	
Additional retail/seating area	304 sq ft
Storage	60 sq ft



### Planning

The premises are believed to fall under “E” class usage but it is suggested that interested parties make their own enquiries of the local authority.

### Property Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

### Legal Costs

Each party to be responsible for their own legal costs.

### EPC

The property has an EPC rating of B (46).

### Business Rates

The property is entered in the 2026 ratings list with a rateable value of £35,000. However, we advise that all interested parties make their own enquiries of the local authorities.

### Rent

£50,000 per annum exclusive.

### VAT

VAT is not applicable.

### Viewings

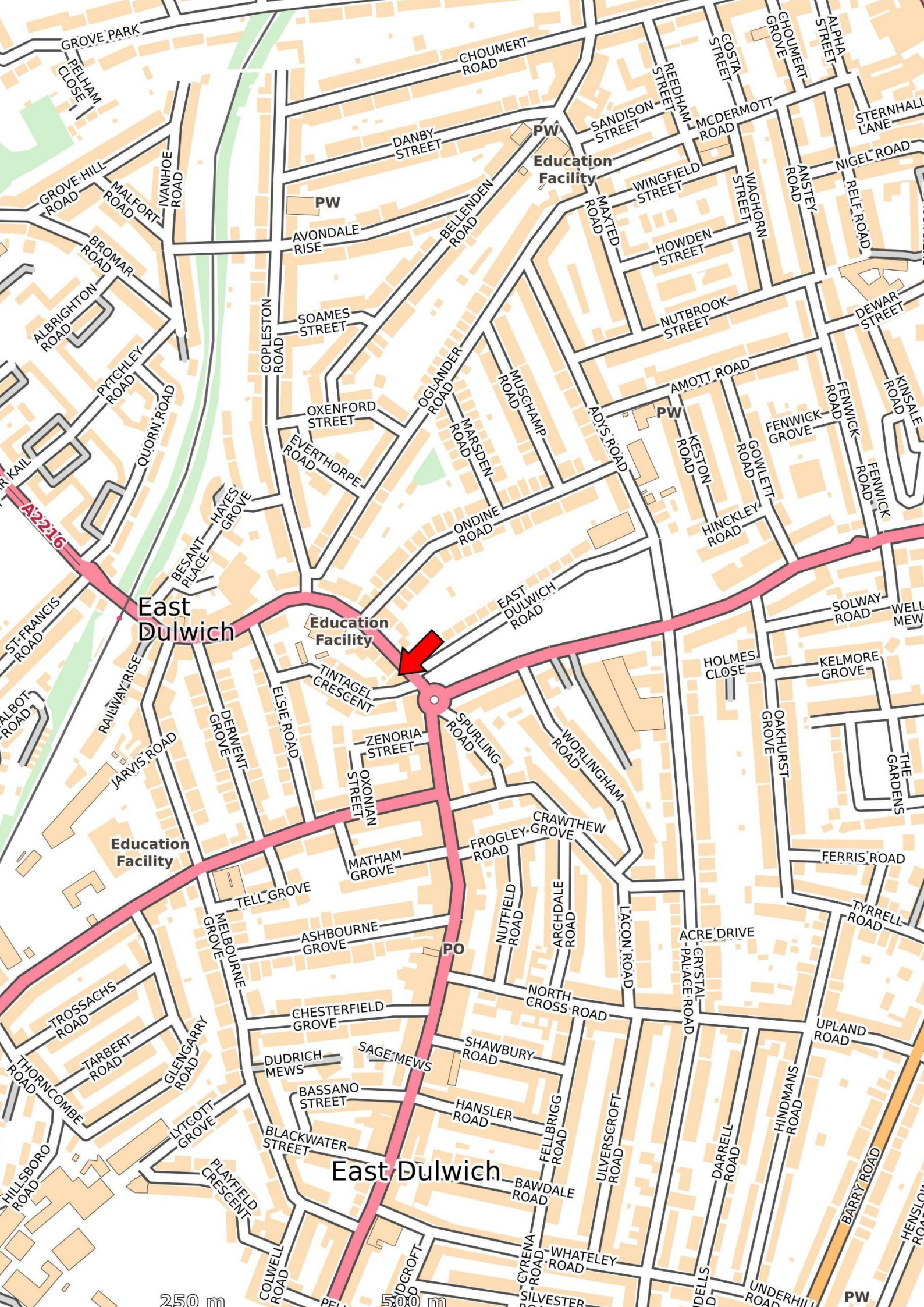
Strictly by prior arrangement with sole agents on 020 8858 9303:

### Ben Lewis

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CG6323





East Dulwich

Education Facility

Education Facility

Education Facility

East Dulwich



PW

PW

PW

PO

PW

250 m

500 m

GROVE PARK

CHOUMERT ROAD

FELHAM CLOSE

DANBY STREET

PW

Education Facility

SANDISON STREET

STREET

CHOUMERT ROAD

ALPHET STREET

STERNHALL LANE

NIGEL ROAD

GROVE HILL ROAD

MALFORT ROAD

IVANHOE ROAD

AVONDALE RISE

BELLENDEN ROAD

WINGFIELD STREET

WAXTED ROAD

HOWDEN STREET

WAGHORN ROAD

ANSTEY ROAD

RELF ROAD

BROMAR ROAD

QUORN ROAD

SOAMES STREET

OXENFORD STREET

OGLANDER ROAD

MUSCHAMP ROAD

NUTBROOK STREET

AMOTT ROAD

FENWICK ROAD

FENWICK ROAD

KINSALE ROAD

ALBRIGHTON ROAD

PYCHLEY ROAD

EVERTHORPE ROAD

HAYES GROVE

ONDINE ROAD

MARSDEN ROAD

ADY'S ROAD

KESTON ROAD

GOAD ROAD

FENWICK GROVE

FENWICK ROAD

FENWICK ROAD

A2216

ST-FRANCIS ROAD

East Dulwich

Education Facility

EAST DULWICH ROAD

BESANT PLACE

TINTAGEL CRESCENT

SPURLING ROAD

WORLINGHAM ROAD

KELMORE GROVE

THE GARDENS

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