

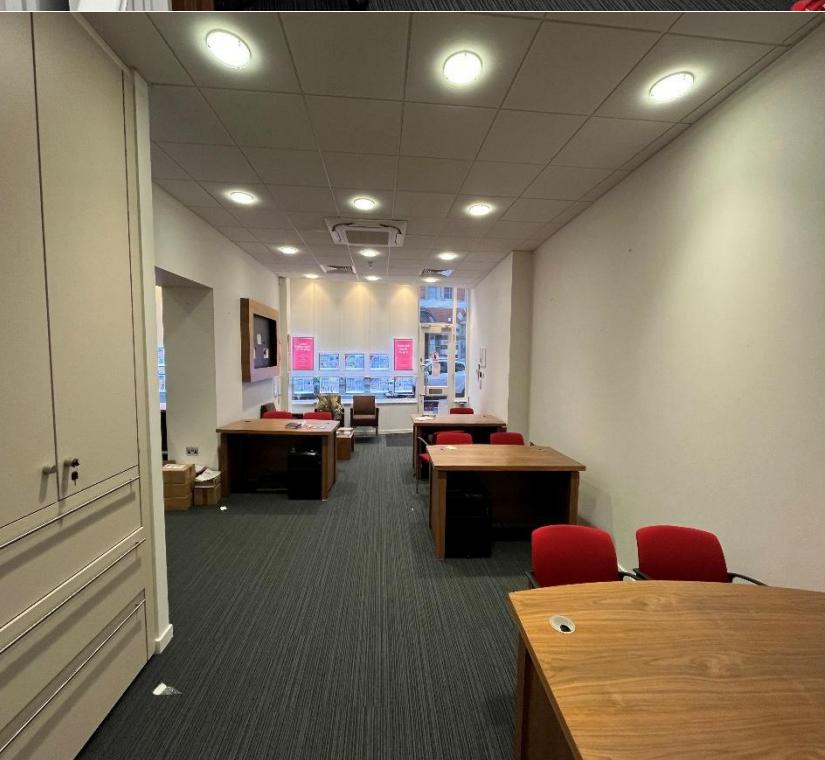


TO LET

17-19 Camberwell Church St Camberwell SE5 8TR

Double Shop Unit 78.22 sq m- 842 sq ft
Basement 80.27 sq m- 864 sq ft
E Class
Available By Way Of Assignment





Location

The premises are located on the northern side, western end of Camberwell Church Street, midway between Wren Road and Artichoke Place, and approximately 100 yards from its junction with Denmark Hill and Camberwell Road.

The immediate surrounding area gives a vibrant mix of predominantly independent retailers.

This is a high profile location, with a high volume of both vehicular and pedestrian passing traffic, which given the wide, double fronted nature of the shop front, gives excellent visibility and market awareness.

The area is well served by public transport with numerous bus routes passing by and both Denmark Hill and Loughborough Junction being within a mile.

Description

The premises form two adjacent units which have been knocked through in part to create one single unit, along with basement.

The ground floor benefits from a disabled W.C, whilst to the basement there are male and female W.Cs and a large kitchen/staffroom along with some basement storage.

The unit itself benefits from air conditioning, suspended ceilings with a mixture of cat II lighting and LED spotlights and have multiple fire escapes to ground floor and basement.

The premises are currently let to and have most recently traded as a branch of a well known Estate Agents and are fitted out to a high standard and as you would expect of said use.

Whilst the premises would be ideally suited to an office user due to the fitout, it would also be suitable for a wide range of occupiers, subject to falling within E class usage.

Tenure

The premises is available by way of assignment of existing separate coterminous 15 year leases to both 17 and 19 from April 2017 with 5 yearly rent reviews with a tenant only break clause in April 2027 exercising 6 months' notice in writing.



Rent

£50,000 per annum

Accommodation

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

Ground floor

Retail Total	78.22sq m - 842sq ft
17	39.76sq m - 428sq ft
19	38.46sq m - 414sq ft
Disabled W.C	

Basement

Total area	80.27sq m - 864sq ft
17	48.87sq m - 526sq ft
19	31.30sq m - 338sq ft
Including Staffroom/kitchen	
2 x W.C's	

Business Rates

The properties are entered in the 2026 ratings list with a rateable value of £51,000. However, we advise that all interested parties make their own enquiries of the local authorities.

Planning

The premises are believed to have E Class use although interested parties make their own enquiries.

VAT

VAT is not payable on the rent.

EPC

An EPC has been commissioned.

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

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CG6311

