



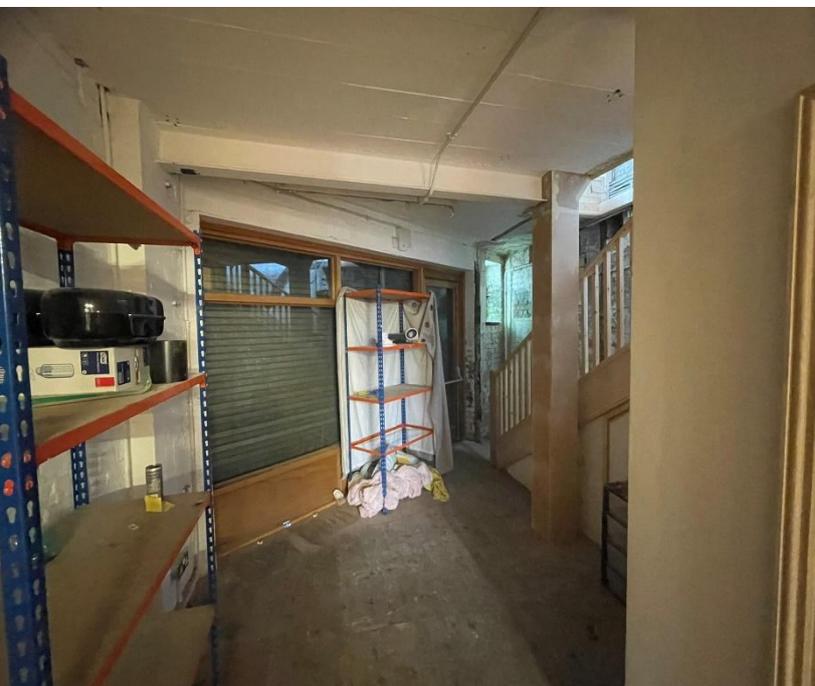
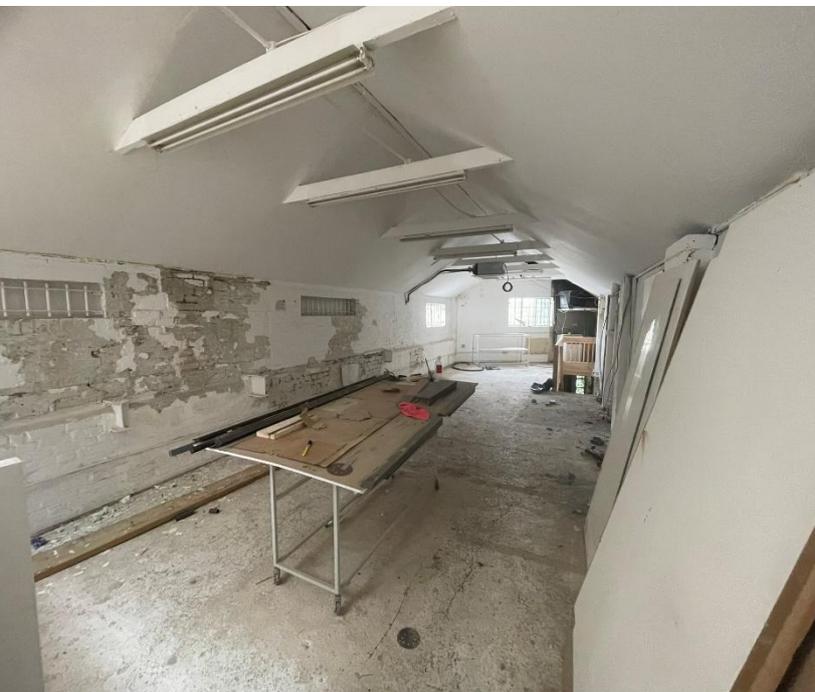
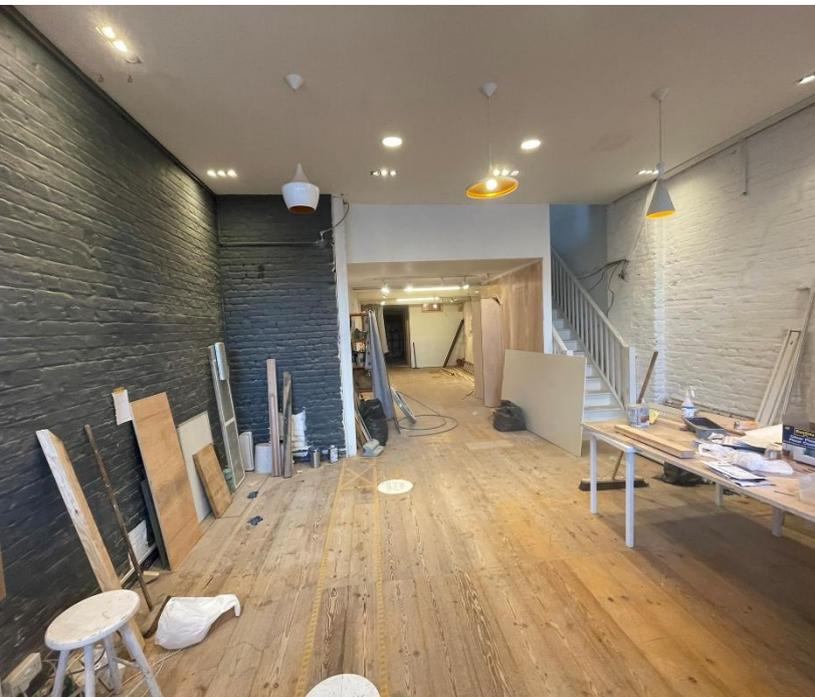
TO LET

3 Lordship Lane
East Dulwich
London
SE22 8EW

E Class Retail Unit

Approx. 1,676 Sq Ft





Location

The property enjoys a prominent position on the sought after Lordship Lane (A2216). East Dulwich continues to grow in popularity as a highly affluent and attractive location within South London. Neighbouring occupiers include Gail's Bakery, Jo-Jo Maman Bébé, Café Nero, Sweaty Betty, and Porters Barbers in addition to an excellent selection of independent retailers, delicatessens, and cafes.

East Dulwich Station (0.4miles) is located nearby providing services into Central London and the South East. Numerous buses also serve the locality.

Description

The property comprises a ground floor retail unit, with ancillary retail space available on the first floor. The property benefits from a large frontage with partial bi-folding doors, high ceilings, good natural lighting, WC facilities, gas and electricity supply, and separate shopfront/access with electric shutter to the rear. There is also a demised forecourt.

Property Use

We assume the property currently benefits from E Use Class.

Property Terms

The property is available to be let on a new effective Full Repairing and Insuring lease, for a term to be agreed, contracted outside the security of tenure of the Landlord & Tenant Act 1954.

Rent

£85,000 per annum exclusive.

Business Rates

The property has been entered into the 2026 rating with a rateable value of £52,000.

Accommodation

The Property has been measured on a Net Internal basis (NIA) in accordance with RICS standards, and provides the following approximate accommodation:

Ground Floor:	96.80 sq. m.	(1,042 sq. ft.)
First Floor:	58.90 sq. m.	(634 sq. ft.)
Total:	155.70 sq. m.	(1,676 sq. ft.)

