



STIRLING
ACKROYD

TO LET

**11 Camberwell Church
Street, London, SE5 8TR**

810 sq ft

**Cafe/Restaurant Unit
With Extraction - Central
Camberwell Location**



VIDEO TOUR

stirlingackroyd.com



Description

This is an ideal opportunity to secure a cafe, take-away or restaurant in central Camberwell. Offering a front of house/customer area of 466 sq ft and a rear kitchen(with extraction) of 344 sq ft combining to a total area of 810 sq ft.

The new tenancy is subject to a minimum 3 month rent deposit and rent payable quarterly in advance.

Key points

- Available Now
- Situated In A Busy Local Mixed Use Parade
- New 12 Year FRI Lease - Direct From The Landlord
- Rental £28,200 PA Exclusive Plus An Initial Lease Premium Of £15,000
- Building Insurance - 35% Circa £500 PA
- Central Camberwell Location - Close To Camberwell Green
- Total Floor Area : 810 Sq Ft, Of Which The Kitchen Offers 344 Sq Ft
- Nearby Denmark Hill Station - London Overground, Southeastern & Thameslink Connections



Location

The unit is located in a diverse retail parade on Camberwell Church Street - just east of Camberwell Green.

Occupying a well connected position on Camberwell Church Street, providing excellent access to public transport with Denmark Hill Station nearby providing London Overground, Southeastern and Thameslink services. The property is also served by numerous bus routes operating along Camberwell Church Street and Camberwell Green.

Transport Links



Denmark Hill 0.4 Miles



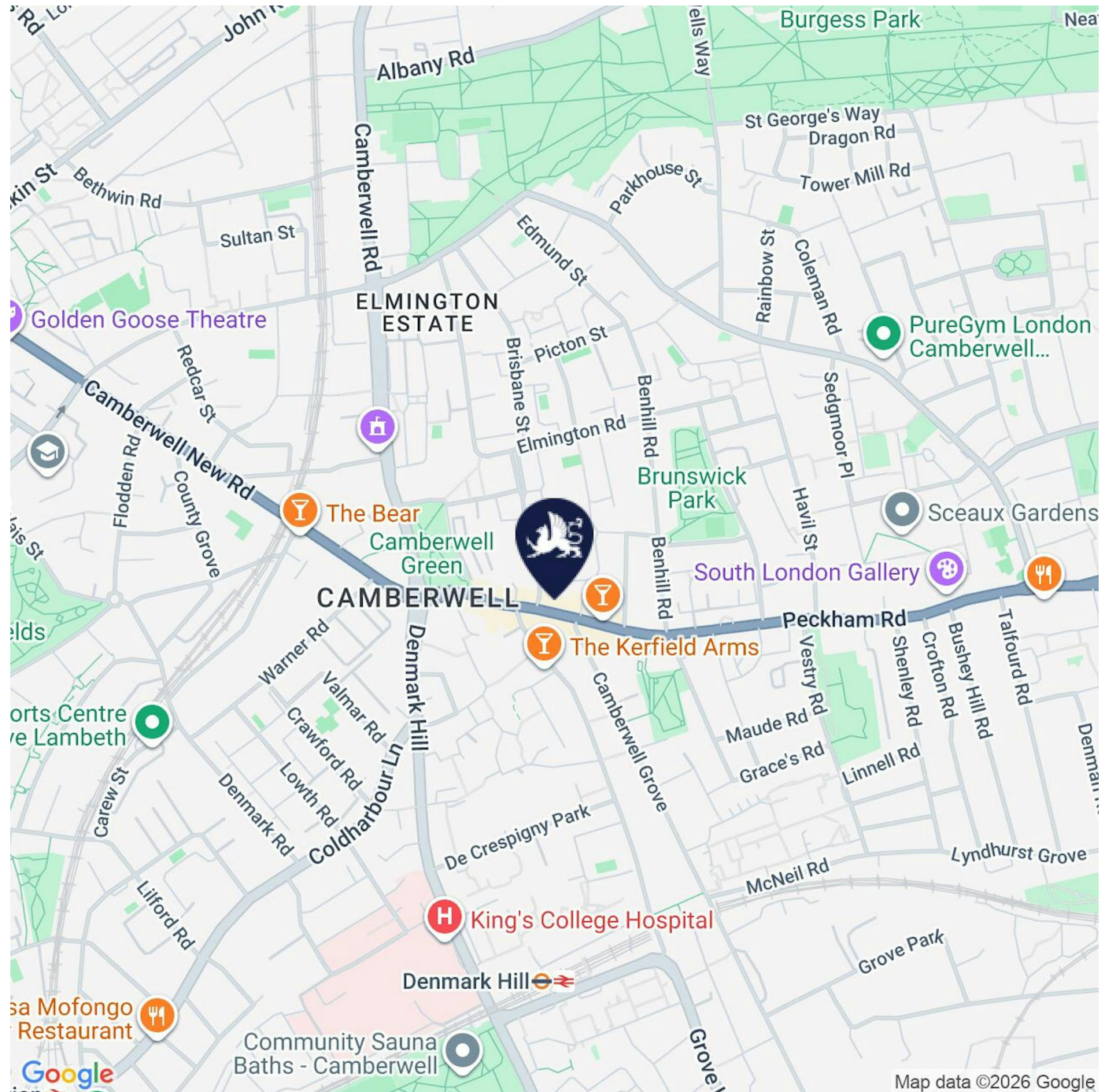
Loughborough Junction 0.8 Miles



Peckham Rye 0.9 Miles



East Dulwich 0.9 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£28,200 per annum
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	C (53)

Viewing & Further Information



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