

# Malcolm Martin

Chartered Valuation Surveyor

## Lease for Sale

161 Lordship Lane  
Dulwich SE22 8HX

Premium £150,000



**Sole Agent:**

**Malcolm Martin**

Chartered Valuation Surveyor

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## Location

Lordship Lane is an established local shopping centre for East Dulwich and surroundings. The property is part of the niche retailers of the road. This shop is situated at the southern end of this well-established retail parade, in which multiple retailers operate, including The Co-operative, Barclays, HSBC, William Hill, Iceland, Betfred, Gourmet Burger Kitchen etc but also some local retailers, restaurants and takeaways.

This property is diagonally opposite the new East Dulwich Picturehouse, the latest in the Picturehouse chain of quality art house cinemas, which opens 23 April 2015.

## Description

The premises comprise of a café and restaurant with ground and first floor sitting area, ground floor kitchen and basement storage room and WC.

## Accommodation (all measurements are approximate)

EPC Rating (D)

### Ground Floor

Sales/Sitting Area & Kitchen	99.09 m <sup>2</sup>	(1,066 sq ft)	with currently 36 covers
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<b>First Floor</b>	25.17 m <sup>2</sup>	( 271 sq ft)	with currently 30 covers
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### Basement

Store	27.04 m <sup>2</sup>	( 291 sq ft)
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WC	13.07 m <sup>2</sup>	( 141 sq ft)
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<b>Total Area</b>	<b>164.37 m<sup>2</sup></b>	<b>(1,769 sq ft)</b>	<b>with currently 66 covers</b>
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## Use

The property is being used as a retail shop, café and restaurant with a mixed Class A1 and A3 Use under the Schedule to the Town & Country Planning (Use Classes) Order 1987 (Decision dated 11/12/2007 under LB Southwark Reference 07-AP-1435).

## Tenure

The property is held on a 20-year lease from 7 February 2007 is being offered on full repairing and insuring terms. The passing rent is £33,000 pa. The February 2015 rent review is currently under discussion.

Leasehold £150,000 subject to contract.

## Insurance

Landlord to insure premises and Tenant to reimburse premium. Tenant insures plate glass.

## VAT

It is understood that the exemption on this property has not been waived, so no VAT will be charged on this property.

## Rateable Value

Shop and Premises RV £12,500.

## Legal Costs

The purchaser is to pay the vendor's reasonable legal costs.





**East Dulwich Picturehouse & Café (opposite)**



**Ground Floor Rear Sitting Area (161 Lordship Lane)**



**Front Sales/Sitting Area (161 Lordship Lane)**

## **Viewing**

Strictly by appointment with Sole Agent:

## **Malcolm Martin**

Chartered Valuation Surveyor

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Protection from Unfair Trading Regulations 2008 (CPRs)  
Business Protection from Misleading Marketing Regulations 2008 (BPRs).

Prospective tenants are informed that whilst these details have been checked and so are believed to be correct, free from incorrect information or misleading omissions and issued in good faith, we would be pleased to re-check any information if requested. This is particularly so if you are travelling some distance to view.

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