

PROMINENT CLASS E OPPORTUNITY

CAMBERWELL

22a CAMBERWELL
CHURCH STREET**Description**

The property occupies a prominent position on Camberwell Church Street, home to a vibrant mix of occupiers including **The Hill Bakery and Deli, Lumberjack Cafe, Theo's Pizzeria, Cheeky Burger, The Camberwell Arms and Tiger Public Houses** and **The Church Street Hotel**. The property is in close proximity to Camberwell Green and the junction of Denmark Hill which provides the main retail provision for the area.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged on ground, lower ground, first and second floor, comprising the following areas:

Ground Floor	2,500 sq. ft	(232.25 sq. m)
Lower Ground	1,300 sq. ft	(120.77 sq. m)
First Floor	982 sq. ft	(91.23 sq. m)
Second Floor	866 sq. ft	(80.45 sq. m)

The property also benefits from an outdoor terrace area.

Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review in the 5th year of the term.

Rent

£150,000

per annum exclusive.

Business Rates

To be re-assessed.

EPC

A full Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Viewing strictly via appointment through joint agents, **Green & Partners**, contacting:

Mike Willoughby 07810 480291

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Ben Sykes 07572 075103

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Or, **Hordern Ryan**, contacting:

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Subject to Contract

