



115 Dulwich Road, London SE24 0NG

TO
LET

353
Sq Ft

£15,500
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a prominent ground floor lockup retail unit with a return frontage.

Ideal for a local retail business, office, medical or leisure occupier this 353 sqft property has 6.5m of window frontage allowing an abundance of natural light to fill the open plan retail space.

To the rear of the property is the demised WC.

The property is available from Feb 2021.

Use Class

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

Rent

£15,500 per annum exclusive

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: Feb 2021
Lease End Date: Negotiable
Next Rent Review: Negotiable
Break Clause: None

EPC

E

VAT

TBC

Local Authority

LB Lambeth

Accommodation

| | Sq M | Sq FT |
|---------------------|--------------|------------|
| Ground: | 32.82 | 353 |
| Basement: | 0.00 | 0 |
| First: | 0.00 | 0 |
| Second: | 0.00 | 0 |
| Third: | 0.00 | 0 |
| Outside: | 0.00 | 0 |
| Total (GIA): | 32.82 | 353 |

Rates

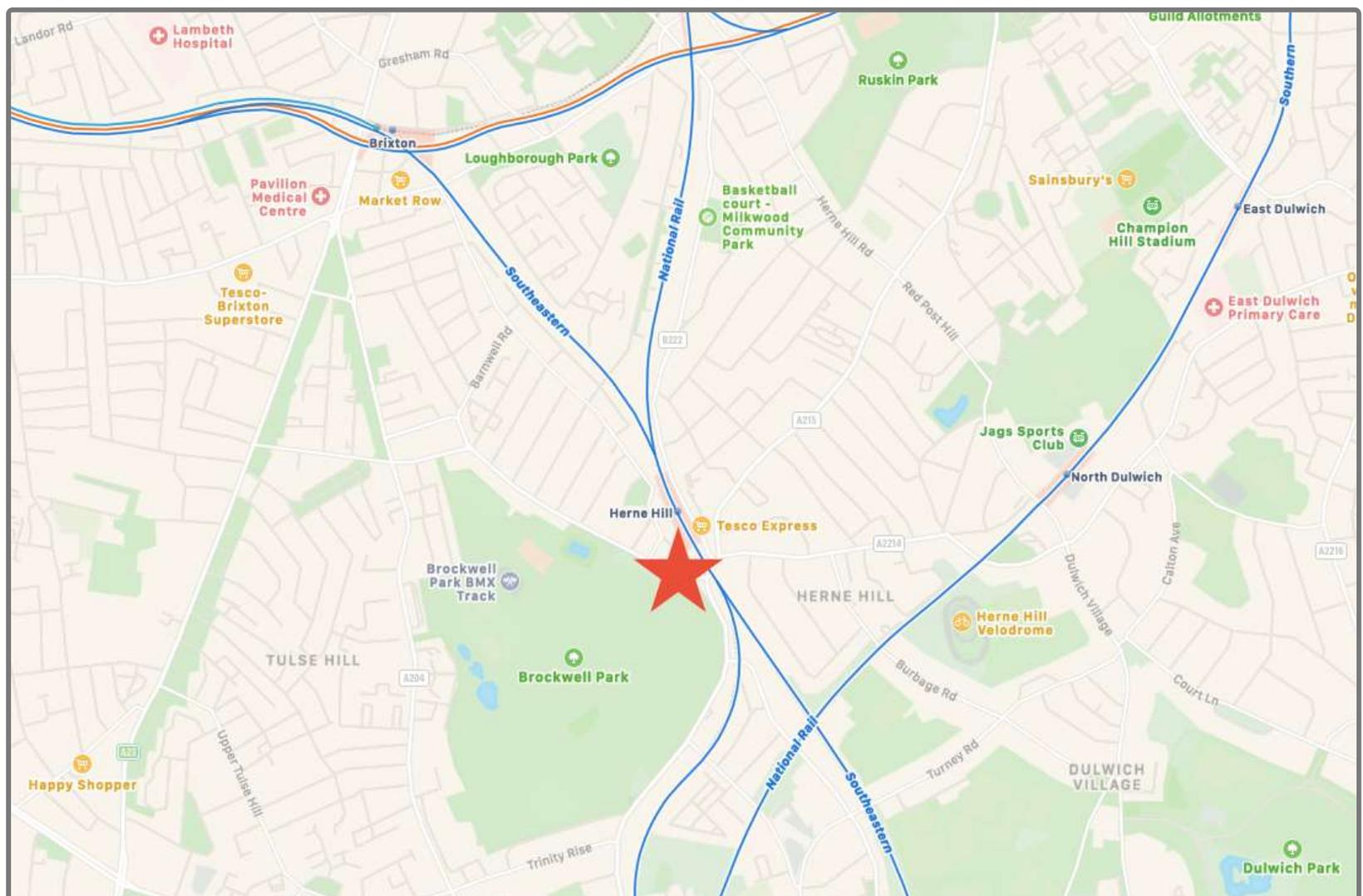
Rateable Value: £7,000
Rates Payable (19/20): £0 pa*

*Rates Payable may include small business rates and transitional relief, as well as the Covid-19 20/21 rates holiday. Parties must make their own enquiries to ensure this is correct.

Location

The property is located in a prominent position on the corner of Dulwich Road and Rymer Street in Herne Hill SE24. Opposite Brockwell Park and only 150yds from the main entrance this property sees plenty of footfall both vehicular and pedestrian.

Herne Hill Mainline Station is a 1 minute walk away connecting you to central London. Brixton Town Centre, and Brixton Underground Station is an 18min walk or short bus ride to the North West.



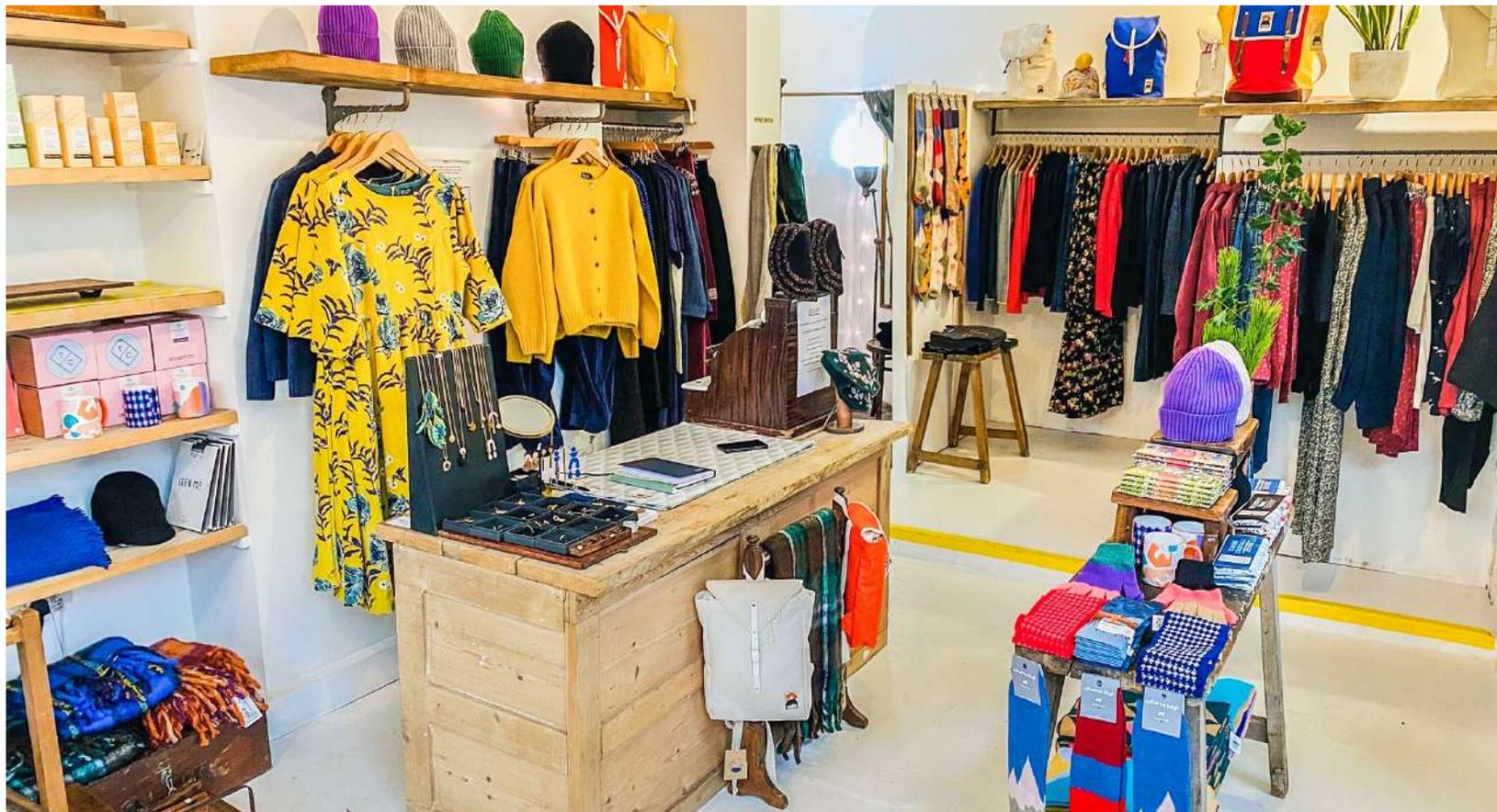
Evans Pearson

Chartered Surveyors

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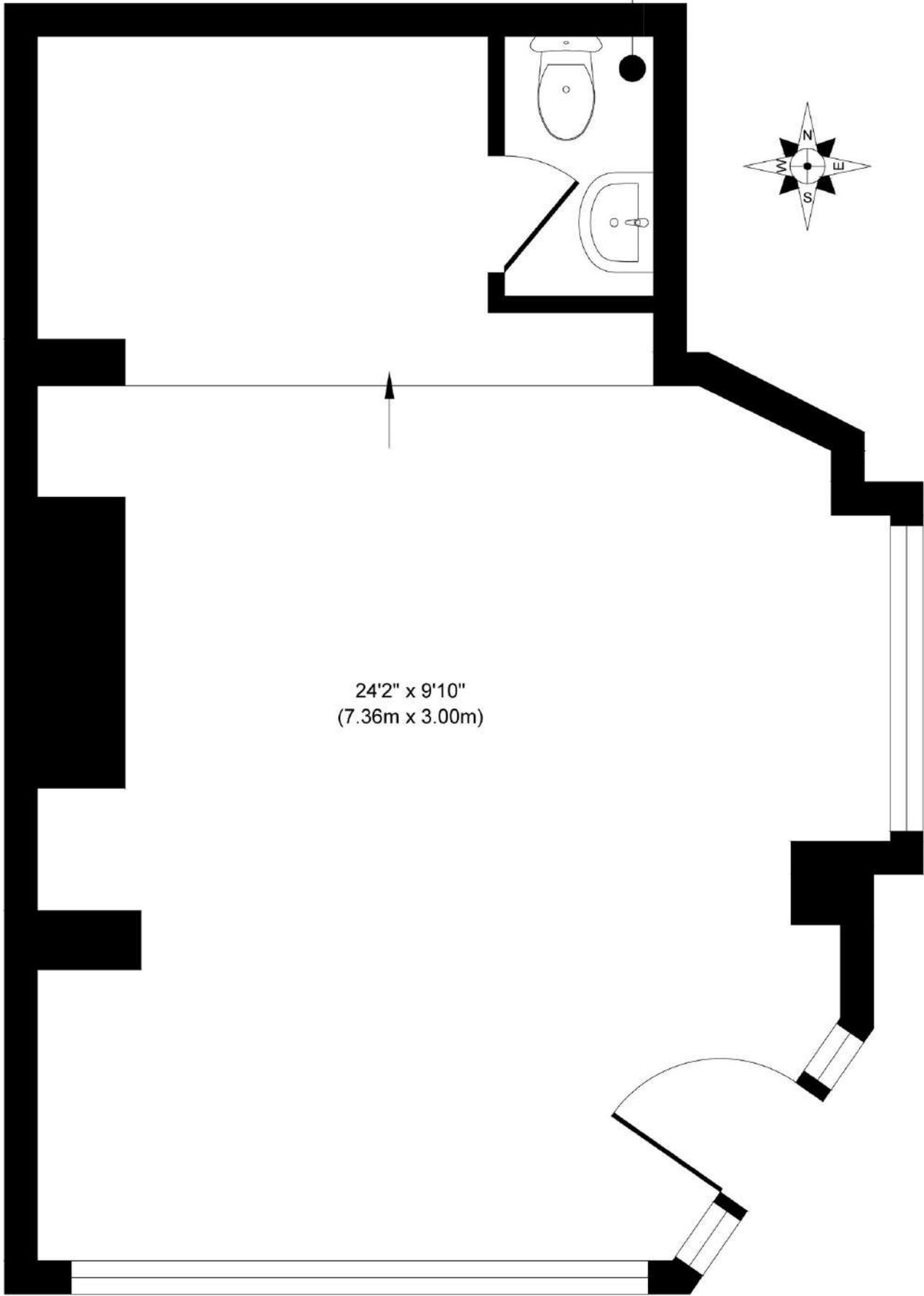
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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

115 Dulwich Road, SE24

5'1" x 2'11"
(1.56m x 0.90m)



Evans Pearson
Chartered Surveyors

Floor Plan
Approximate Floor Area
353 sq. ft
(32.82 sq. m)

Approx. Gross Internal Floor Area 353 sq. ft / 32.82 sq. m

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property



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