



CLASS E UNIT TO LET IN DULWICH

**63 NORTH CROSS ROAD, EAST
DULWICH, LONDON, SE22 9ET**



Location:

The subject property is located on North Cross Road just off Lordship Lane in the heart of Dulwich. East Dulwich Station (National Rail Services) is located a short walk from the premises. Dulwich is a highly affluent and sought after area with a mix of independent retailers, boutiques, restaurants and bars.

Nearby multiple occupiers include M&S Foodhall, Joe & The Juice, Leyland, Holland & Barrett and Superdrug amongst many others.

Accommodation:

The unit is arranged over the Ground Floor only and has the following approximate net internal areas:

Ground Floor: 932 sq. ft. (86.58 m²)

Rear Garden: 150 sq. ft. (13.94 m²)

Use:

The premises benefit from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£48,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

