

EATON GREEN
ESTATE AGENTS



MELBOURNE GROVE 2022

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- 1874



NEW
SEASON
& ARRIVALS



£2,250.00PCM

Freehold

*Grove Vale,
East Dulwich,
SE22*

Prominent Corner Shop – Lease Assignment 28 Grove Vale, East Dulwich, SE22 8EF
Rent: £27,000 per annum, increasing to £28,000 in November 2027

Premium Required

Size: 1,034 Sqft (97.9 Sqm) Located in a highly visible corner position close to East Dulwich Station, this well-presented retail unit offers an excellent opportunity to acquire a sought-after premises in one of South East London's most vibrant neighbourhoods. The property benefits from strong footfall and excellent transport connections, with East Dulwich Station just moments away providing direct links to London Bridge and surrounding areas. The location is well served by local bus routes and is within easy reach of Lordship Lane's popular cafés, restaurants, and independent retailers. Nearby occupiers include a mix of established independents and national brands, contributing to a lively trading environment. Goose Green Park and other nearby green spaces add to the area's appeal for both residents and visitors. The lease is offered as an assignment of the existing lease, which expires on 31st October 2030 and is renewable subject to a rent review. The current passing rent is £27,000 per annum (recently reviewed). A premium of offers in excess of £30,000 is invited for the benefit of the lease, fixtures, and fittings. This is a fantastic opportunity for a variety of retail or service-based occupiers seeking a prime, high-footfall location in East Dulwich.

FEATURES:

Excellent condition

E Class Use

Corner plot

Premium required

Lease assignment

High Footfall Location

Lease For Sale

Renewable Lease

Premium Â£30

000



