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# DULWICH

115 LORDSHIP LANE

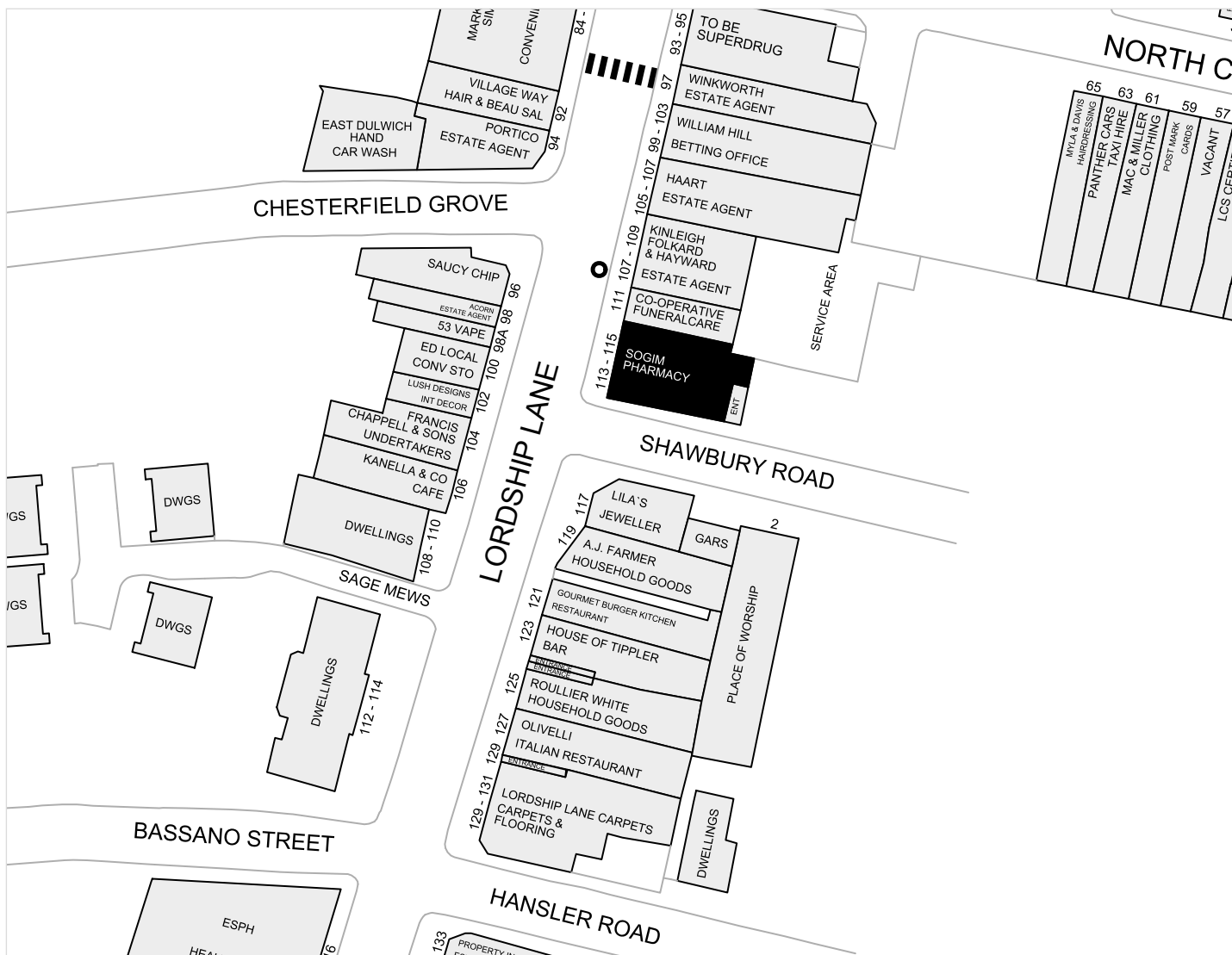
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NEW AI SHOP AVAILABLE  
(SUBJECT TO VP)



GROUND FLOOR 1,829 SQ FT  
(WITH OPPORTUNITY TO EXTEND/SUB-DIVIDE)

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## LOCATION

The premises are situated in a prominent corner position on the east side of Lordship Lane. Nearby operators include M&S Foodhall, Kinleigh Folkard & Hayward, William Hill, Lila's, The Dulwich Picturehouse, Haart and Portico amongst others.

## ACCOMMODATION

The shop currently extends to approx. 1,829 sq ft and is arranged on ground floor only.

The landlords have recently secured planning to realign the shop front which would increase the accommodation to approx. 2,020 sq ft. The planning also provides for the shop to be subdivided and for glazing to be installed into the return frontage. Plans are available on request.

## TENURE

The property is available by way of a new effective FRI lease, subject to 5 yearly upward only rent reviews.

## RENT

Rental offers are invited in excess of £93,500 per annum exclusive.

## VAT

VAT is applicable on rent and other outgoings.

## RATES

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value	£77,500
UBR 2019/2020	£0.524
Rates payable	£40,610

Interested parties should verify the above figures for themselves with the local authority or by referring to [www.vo.gov.uk](http://www.vo.gov.uk)

## EPC

An EPC can be made available on request.

## VIEWING

Viewings are strictly by prior appointment through the sole retained agents:



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