



**TO LET**

**95 Rosendale Road,  
West Dulwich, London,  
SE21 8EZ**

967 sq ft

West Dulwich retail  
opportunity





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## Description

Ground floor retail unit offering a total floor area of 967 square feet. The current configuration allows for a sales area of 684 square feet and a back office/staff/stock area of 283 square feet.

The unit would suit a variety of retail sectors. The unit, which is next to Scotch Meats Stores is in a parade of retail units offering a wide variety of services including restaurants, coffee shops and newsagents.

All new tenancies will be subject to a minimum 3 month rent deposit and rent will be due quarterly in advance. Rates payable - approximately £9,000

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## Location

Ideal opportunity to acquire a retail/office in an established popular local retail parade in West Dulwich.

This commercial/retail local parade is set within a high residential location - located on Rosendale Road close to the junction with Idminton Road.

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## Key points

- Ground floor retail unit - 967 square feet
- Located within a local mixed use parade
- New Lease direct from the Landlord
- Previously trading as Oddbins - Now vacant
- Rent £30,000 per annum exclusive
- High residential area
- Would suit a variety of retail sectors
- Rates payable approximately £9,000









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## Rents, Rates & Charges

Lease	New Lease
Rent	£25,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	C (52)

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## Viewing & Further Information



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