

FIELD & SONS

COMMERCIAL

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GALLERY/SHOWROOM/RETAIL UNIT TO LET



43 DENMARK HILL, CAMBERWELL SE5 8RS OVERALL APPROX. 1,797 SQ FT (167 SQM)

LOCATION

Prominently located at the corner of Daneville Road and Denmark Hill, opposite the busy junction with Coldharbour Lane and within the busy local Camberwell shopping area.

Denmark Hill rail station is less than half a mile to the south and the surrounding area is well served by numerous bus routes.

Nearby occupiers are mix of national and independent retailers and food uses, together with the large Kings College and Maudsley hospital campuses.

DESCRIPTION

Comprises a corner end of terrace unit arranged over ground and lower ground floor, with return frontage into Daneville Road.

Each level provides a main space at front and rear plus small storeroom in the ground and kitchen plus w.c. in the lower ground. The lower area is accessed via a wide main glazed stair at the rear plus a further ancillary staircase in the middle.

The premises has traded as an art gallery/picture framing business for a number of years but would potential suit any other similar showroom or A1 retail uses.

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ACCOMMODATION

The approximate floor areas are :

Ground Floor : 970 sq ft (90.1 sqm)
Lower Ground : 827 sq ft (76.8 sqm)
Total : 1,797 sq ft (166.9 sqm)

Plus three vaults in the front part of the lower ground floor.

AMENITIES

- Tile flooring
- Spot lighting
- Heating/cooling cassettes in the ground floor
- Metal security shutters
- Kitchen point and W.C.
- Separate rear access

TERMS

New lease available direct from the landlord on terms by negotiation, outside the Landlord & Tenant Act.

RENT

£55,000 per annum, exclusive of all outgoings. The property is not elected for VAT.

BUSINESS RATES

The Rateable Value is £25,000, therefore the business rates payable for the year 2018/19 will be approx. £12,000.

SERVICE CHARGE

A service charge will be payable in respect of buildings insurances and ongoing maintenance.

ENERGY PERFORMANCE

EPC Asset Rating = 103 (Band E).

FURTHER DETAILS

For further details please contact :

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