RETAIL UNIT CLASS E LEASE FOR SALE - **VIEWINGS STRICTLY BY APPOINTMENT ONLY**

52-54 DENMARK HILL LONDON SE5 8RZ

brasier freeth



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LOCATION

This property occupies a highly prominent position on Denmark Hill (A215), one of South London's principal arterial routes. Immediately adjacent to Lidl Supermarket and other multiples such as McDonalds, Superdrug, Post office and Co-Op. This location benefits from major healthcare with Kings College Hospital close by, also Kings College London with 45,000 students and good transport infrastructure with good rail, overground and bus connectivity, making it a strategic location for occupiers serving both local residents and a substantial daytime workforce.

DESCRIPTION

The shop is suitable for a variety of uses, it is currently configured as a café.

ACCOMMODATION

The property is arranged over ground floor and basement storage, with the following approximate areas:

Floor	*Sq.m*	*Sq.ft*
Ground Floor	143.07	1,540
Basement	57.42	618

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LEASE

Held on a 5 year FRI lease due to expire 21 May 2029 without a rent review, with a tenant only break operable on 21 May 2027 subject to a minimum of 6 months prior notice. The lease is held inside the Landlord and Tenant Act 1954.

PASSING RENT

£65,000 per annum exclusive.

TERMS

Offers invited for a lease assignment. Alternatively, consideration maybe given to a new lease, further details available upon request.

EPC

Further details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £71,500. For rates payable please refer to the Local Charging Authority, London Borough of Southwark - 020 7525 5000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.







CONTACT

GET IN TOUCH

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Viewings - Please note

This store is trading and staff are unaware of the impending disposal. Therefore all viewings must strictly be made by appointment only via Brasier Freeth.

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.