

# Prime<sup>+</sup> Retail

## Shop To Let

LONDON SE22  
81-83 Lordship Lane

Double Fronted Unit

### Location

The property is situated in a prime position on Lordship Lane, benefitting from a double frontage, whilst being located adjacent to Bottle House and opposite Barclays. Other nearby operators include M&S Foodhall, Superdrug, Co-Op, Megans and Joe & The Juice, to name a few.

An extract from the street plan is attached upon which the premises has been highlighted.

### Accommodation

The property is arranged over ground floor and basement, providing the following approximate net internal floor areas:-

Ground Floor	1,200 sq ft	111.48 sq m
Basement	400 sq ft	37.16 sq m

(Please note the basement has a restrictive head height)

### Term

An assignment of two separate leases at a combined rental of £83,420 per annum exclusive. No. 81 Lordship Lane expires on 23rd June 2029, subject to a rent review on 24th June 2024, at a current passing rental of £32,500 per annum exclusive. No. 83 Lordship Lane expires on 13th August 2026, without further review, at a current passing rental of £50,920 per annum exclusive.

A new lease may be available from the Landlord.



### Incentives

Incentives are available to an ingoing tenant. Further details are available upon request.

### Rates

We have been verbally advised that the property is approximately assessed as a combined unit as follows:-

Rateable Value	£51,750
UBR (2023/2024)	49.9
Rates Payable	£25,823

Interested parties are advised to make their own enquiries with the Local Authorities.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

An EPC has been commissioned and is available upon request.

## Viewing

All viewings are strictly by prior appointment.  
For further information or arrangements to inspect please contact:

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[prime-retail.com](http://prime-retail.com)

For more information contact:  
**020 7016 5340**

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