

PROMINENT CLASS E  
OPPORTUNITY

**CAMBERWELL**

BUTTERFLY WALK CENTRE

UNIT 15



**Description**

The unit occupies a prominent position in Camberwell's Butterfly Walk Shopping Centre. The centre is anchored by **Morrisons**, with other notable retailers including **McDonalds**, **Superdrug**, and **Card Factory**.

The unit is easily accessible via nearby transport links, including Denmark Hill and Camberwell Green, making it a convenient spot for both locals and visitors.

Please refer to the attached copy of the street traders plan for further details.

**Accommodation**

The premises are arranged over ground floor only, comprising the following area:

**Ground Floor Sales**                      **935 sq. ft** (86.86 sq. m)

**Lease**

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed.

**Redevelopment Break Option**

The Landlord requires a rolling redevelopment break option effective from 30th June 2027 exercisable on not less than 6 months' prior notice.

**Rent**

Upon application.

**Service Charge**

Full service charge information to be provided on request.

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£28,000
<b>UBR (24/25)</b>	0.499p

All parties are to advised to make their own enquires to the relevant authority.

**EPC**

A full Energy Performance Certificate is available upon request.

**Legal Costs**

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

**Viewing**

Viewing strictly via appointment through joint agents, **Green & Partners**, contacting:

**Mike Willoughby**                                              **07810 480291**  
[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)

**Ben Sykes**                                                              **07572 075103**  
[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

Or, **Hordern Ryan**, contacting:

**Dermot Morrogh-Ryan**                                              **07970 808238**  
[dermot@hordernryan.com](mailto:dermot@hordernryan.com)

*Subject to Contract*

