

## PROMINENT CLASS E OPPORTUNITY

### **CAMBERWELL**

# BUTTERFLY WALK CENTRE UNIT 15



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:

**Rateable Value** £28,000 **UBR (24/25)** 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

Ben Sykes 07572 075103

ben.sykes@greenpartners.co.uk

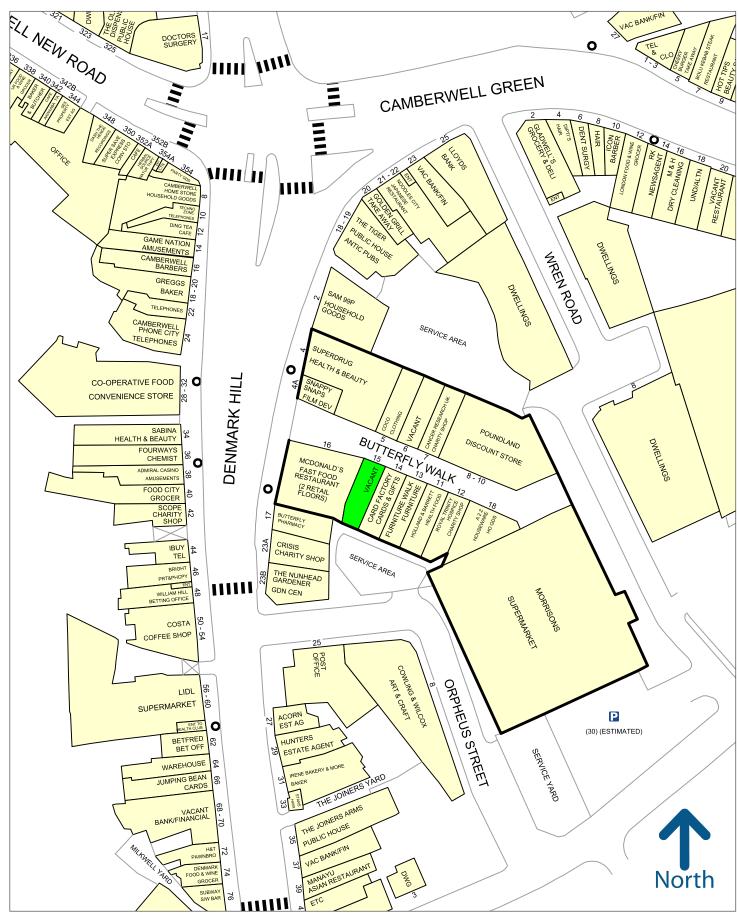
Or, Hordern Ryan, contacting:

Dermot Morrogh-Ryan 07970 808238

dermot@hordernryan.com

Subject to Contract





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Experian Goad Plan Created: 01/10/2024 Created By: Green and Partners