

PROMINENT CLASS E
OPPORTUNITY

CAMBERWELL

BUTTERFLY WALK CENTRE

UNIT 6

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 and first floors, comprising the following areas:

Ground Floor Sales	1,029 sq. ft (95.66 sq. m)
First Floor Ancillary	606 sq. ft (56.29 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	£29,250
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:

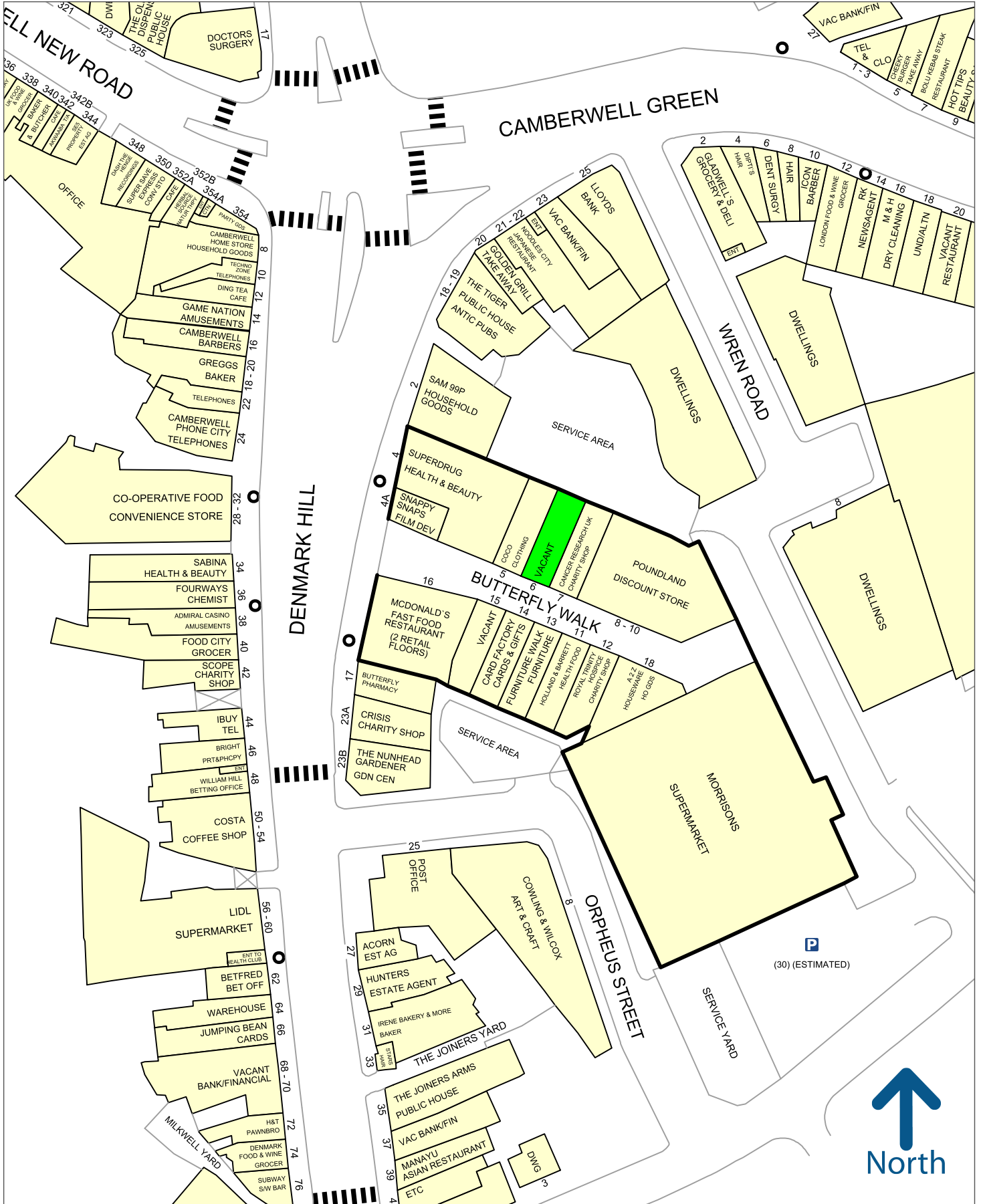
Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

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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