

Our Ref: GC/9309

**"TO LET"**  
**E CLASS UNIT OF APPROX. 520 SQ. FT. (48.33 M2)**  
**WITH ANCILLARIES AND BASEMENT**

**111 ROSENDALE ROAD, WEST DULWICH,**  
**LONDON, SE21 8EZ**



**Location:**

The premises are set in a local parade situated at the southern end of Rosendale Road between the junctions with Idmiston Road and Eastmearn Road on the West Dulwich/West Norwood border. This local parade is shared with Oddbins, Scotch Meat butchers, Kinleigh Folkard Hayward and local retailers, restaurants etc. This location serves a densely populated and prosperous residential area.

**Description:** The premises are a ground floor single fronted lock-up unit with a rear ancillary space, kitchen and WC and a small yard that gives access to a large cellar providing dry storage. The well-presented shop is has most recently traded as a as a Nail salon, however has the ability for planning to be applied for E class usage.

**Accommodation:** Gross Frontage: 15'  
Internal Width; 11'8  
Shop Depth: 56'10  
Sales Area: approx. 520 sq. ft. (48.33 m2)  
Office  
Kitchen  
Separate WC  
Basement: approx. 475 sq. ft. (41.15 m2)

**Terms:** The unit is available to let on a new lease for a term to be agreed at a commencing rent of £20,000.00 per annum, other terms negotiable.

**VAT** The property is not registered for VAT

**EPC:** 51C Rating

**Rates:** Rateable Value £10,500.00  
Small business rates relief may apply to these premises.

**Viewing:** By appointment via Galloways Commercial on 020 8678 8888.

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