

22A CAMBERWELL CHURCH STREET

CAMBERWELL | LONDON

SE5 8QU



**NEW CLASS E / LEISURE OPPORTUNITY IN THE HEART
OF CAMBERWELL**

TO LET - 3,154 SQ FT (293.02 SQ M)

 **Hurst
Warne**

22A CAMBERWELL CHURCH STREET

CAMBERWELL | LONDON | SE5 8QU

hurstwarne.co.uk

KEY BENEFITS

- Close to Camberwell Green
- Vibrant independent restaurant and bar scene
- Would suit a wide variety of E-Class uses such as restaurant & bar
- Substantial outdoor area to the rear
- Prominent period frontage

LOCATION

The premises are located on Camberwell Church Street, close to Camberwell Green. The area has a vibrant independent restaurant and bar scene.

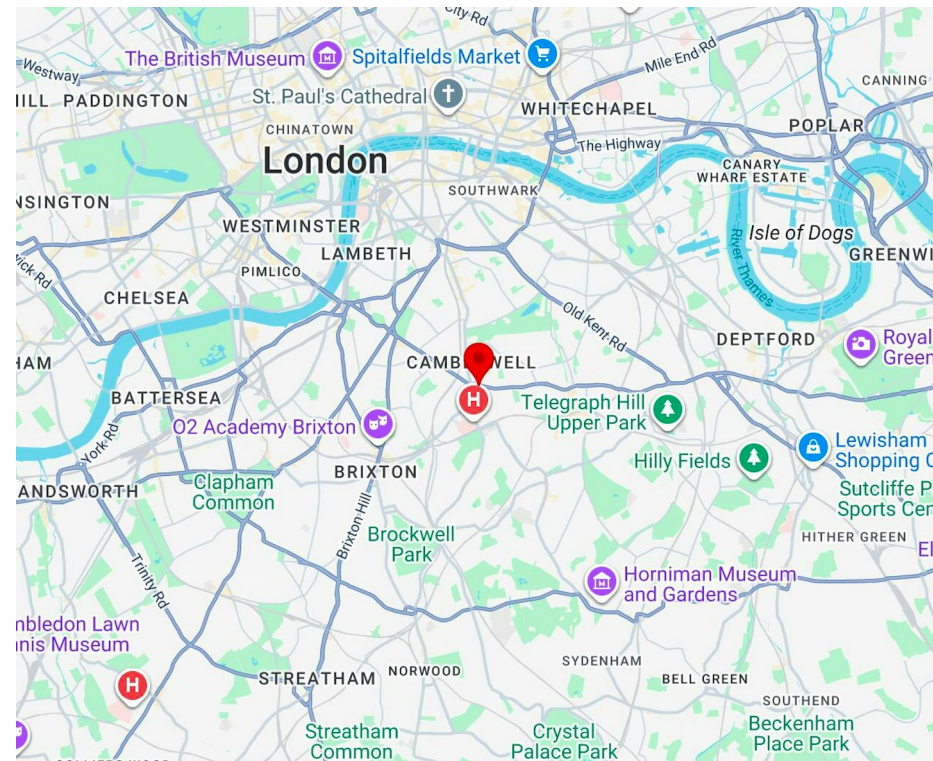
There are many young professionals, families plus a large student population. The University of the Arts London, Kings College Hospital, Goldsmiths and the South London Gallery are located nearby.

Nearby occupiers include The Camberwell Arms, Silk Road, The Kerfield Arms, Theos Pizzeria, Nandine & The Toad Bakery amongst other notable and independent operators.

DESCRIPTION

The premises are set behind a prominent period frontage and are arranged over ground and lower ground floors. Handed over in shell condition, the premises would suit a wide variety of E-Class uses.

Additional accommodation could be made available at first & second floor levels taking the floor area to circa 4,000 sq ft GAI. Further information from the agent.



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground	2,013	187.01	Available
Lower Ground	1,141	106	Available
TOTAL	3,154	293.01	

Floor areas are approximate GIA

PLANNING

E-Class Use to include restaurant & bar use, subject to licencing.

EPC

An EPC has been commissioned and is available upon request.

VIEWING & INFO

Pls contact Hurst Warne, Nic Pocknall 07770 416219 or joint agents DCL, Rob Meadows 0207 299 0738 / Phoebe Brydon 0207 299 0726.

hurstwarne.co.uk

SUMMARY

- Rent: £85,000 per annum
- Available Size: 3,154 sq ft
- Rates Payable: On application
- EPC: On application

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

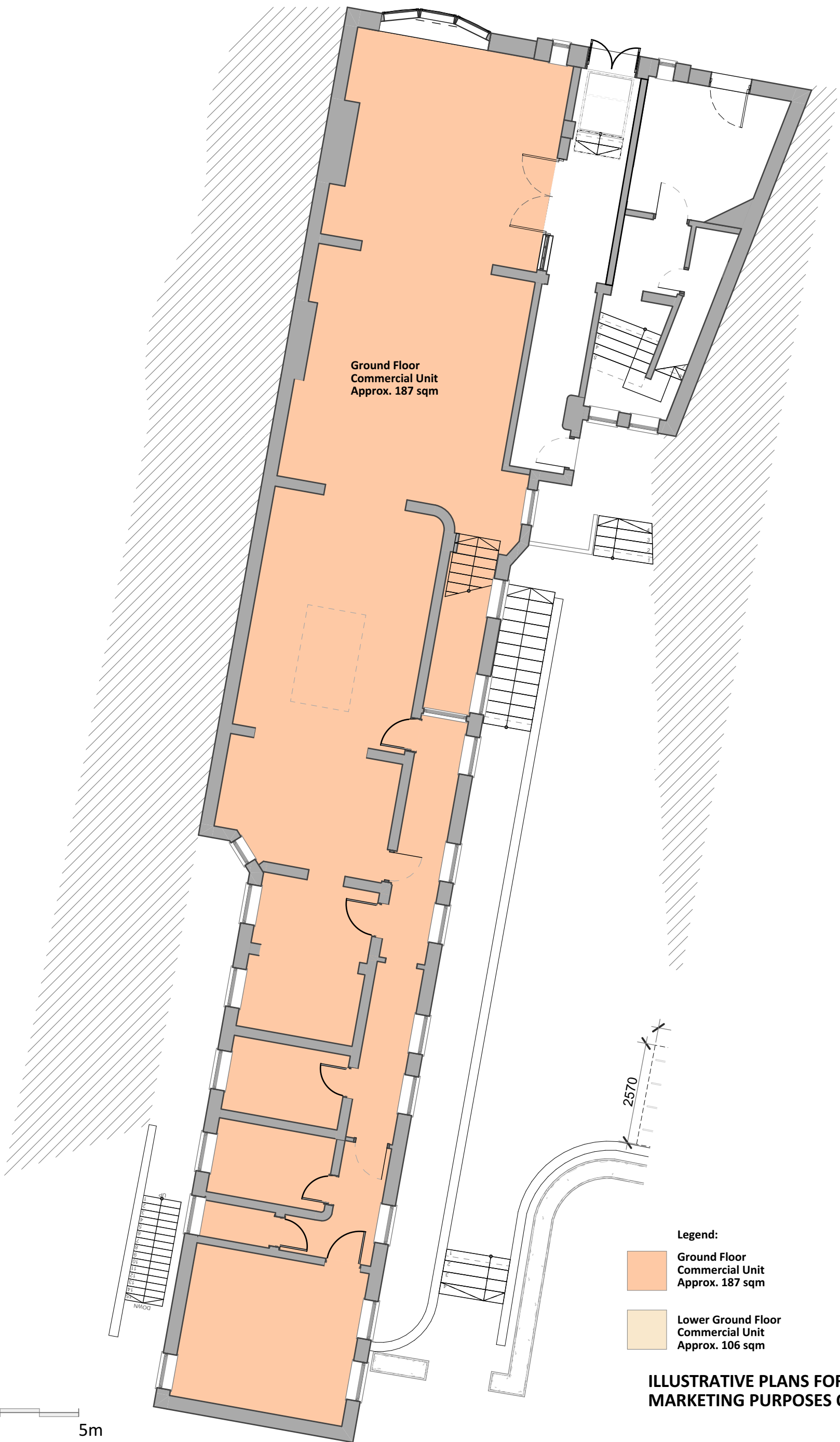
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Legend:

Ground Floor Commercial Unit
Approx. 187 sqm

Lower Ground Floor Commercial Unit
Approx. 106 sqm

**ILLUSTRATIVE PLANS FOR
MARKETING PURPOSES ONLY**

**Ground Floor
1:100**

0 5m



Project **22a Church St, Camberwell**

Client **Camberwell Lanes Ltd**

Drawing **Ground Floor Marketing Plan**

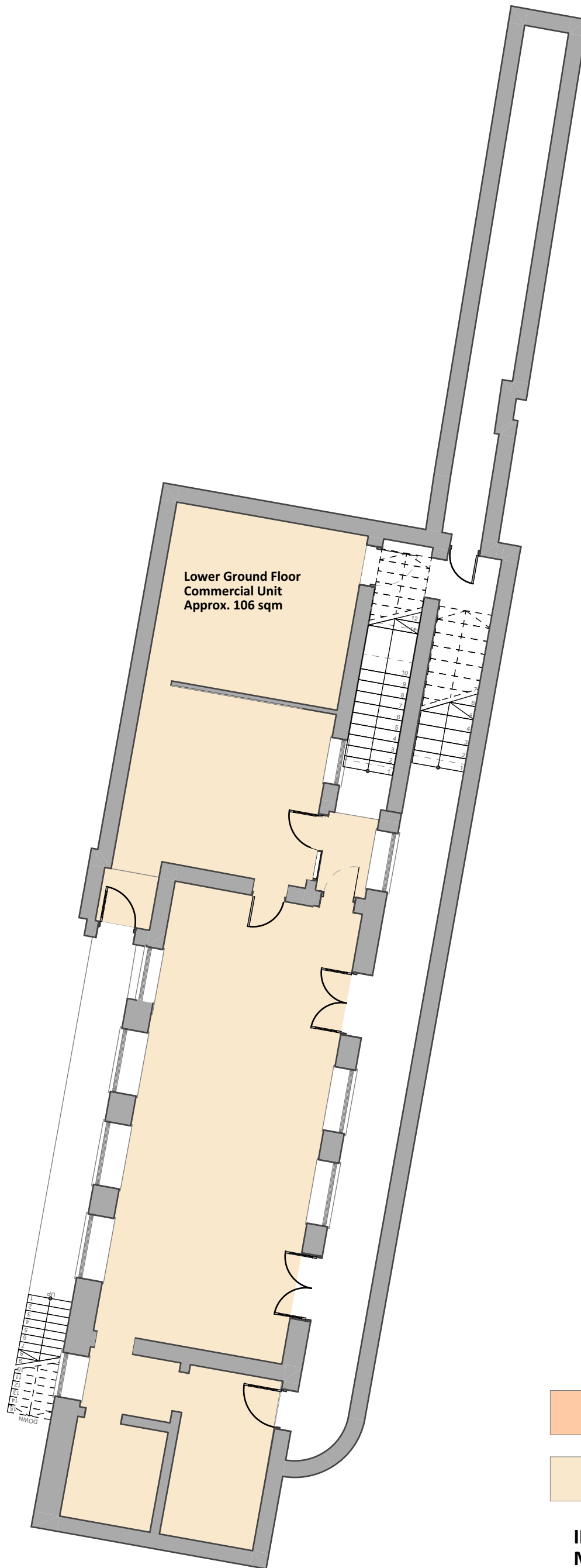
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Date **21-04-2026**

Drawn by **PD**

Status **Marketing**

Drawing Number **2501-GA02-A**



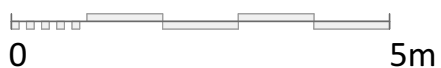
Legend:

Ground Floor Commercial Unit Approx. 187 sqm

Lower Ground Floor Commercial Unit Approx. 106 sqm

ILLUSTRATIVE PLANS FOR MARKETING PURPOSES ONLY

Lower Ground Floor
1:100



Project | 22a Church St, Camberwell

Client | Camberwell Lanes Ltd

Drawing | Lower Ground Floor Marketing Plan

Scale | 1:100 @ A3

Date | 21-04-2026

Drawn by | PD

Status | Marketing

Drawing Number | 2501-GA01-A