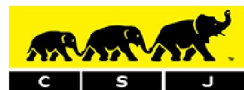




33 NORTH CROSS ROAD, EAST DULWICH,  
LONDON, SE22 9ET

*£40,000 Per Annum*



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

[www.csj.eu.com](http://www.csj.eu.com)

[info@csj.eu.com](mailto:info@csj.eu.com)



### Description

!! LET !! A ground & first floor corner unit.

Available on a new lease with flexible terms subject to agreement.

Approx. 2,627sqft.

### Location

The property is situated on North Cross Road, a desirable location in East Dulwich.

North Cross Road is a mixed use parade with a number of bars, cafes, restaurants and independent shops.

Nearest Stations:

East Dulwich 0.6 miles  
North Dulwich 0.7 miles

### Terms

Rent : £45,000p/a

Available on a new lease with flexible terms subject to agreement. Landlord will also consider splitting

### Rates

Interested parties are advised to make their own enquiries with the local rating authority.

### Viewings

Strictly by appointment only

Contact Sole Agents - Christopher St James on 020 8296 1273



**Christopher St James**  
61 High Street  
Colliers Wood  
London  
SW19 2JF



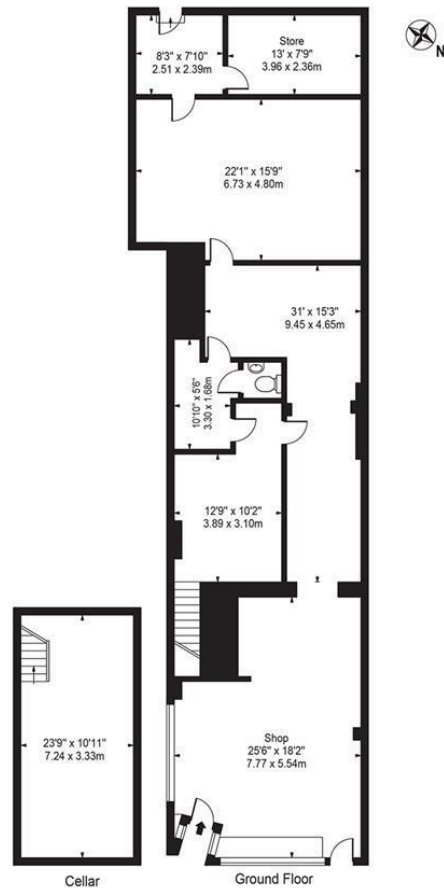
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Dulwich, SE22 9ET

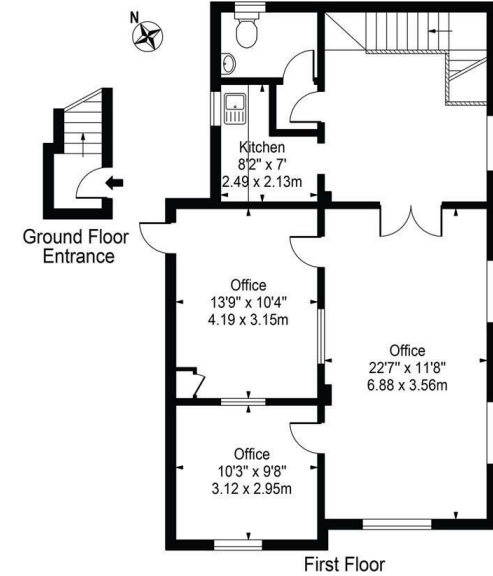
Approx. Gross Internal Area 1806 Sq Ft - 167.78 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

North Cross Road, SE22 9ET  
Approx. Gross Internal Area 821 Sq Ft - 76.27 Sq M



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## THE SMALL PRINT

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