

**FOR SALE**

**MIXED USE FREEHOLD INVESTMENT  
CHARACTER BUILDING COMPRISING 2 SHOPS  
WITH 4 FLATS ON THE UPPER FLOORS**

**23-25 COLDHARBOUR LANE, LONDON, SE5 9NR**



**Currell**

020 7354 5050

## **Location**

The property is situated on the busy Coldharbour Lane close to its junctions with Valmar Road, Denmark Hill and Camberwell Road. The surrounding area comprises a very popular mix of residential, retail, restaurants and offices. Brixton and Denmark Hill stations are nearby and numerous buses serve the area.

Local occupiers include Nandos, Paddy Power, Denmark Place Baptist Church and a mix of independent retailers, restaurants and cafes.

## **Description**

Comprises a character four storey plus basement terraced mixed use building with two shops on ground floor and basement and four flats on first, second and third floors approached via a separate entrance to the shops.

The shops are in reasonable decorative order, with high ceilings, glazed frontages, good natural light, wc and small kitchen in each. The basement of both shops are used for storage and the dry cleaners have some of their equipment in their basement.

The shop leases have expired and the tenants are holding over. Details are set out as below in the schedule with tenants currently trading in both.

There are three good sized studio flats (approx. 375 sq ft / 34.8 sq m per flat) and a 2 bedroom duplex over 2nd and 3<sup>rd</sup> floors (635 sq ft / 59 sq m). They all have gas central heating, character high ceilings, with wc, bathroom, kitchens and the duplex benefits from a good size reception as well.

The flats are let on ASTs renewable annually with the income set out in the schedule below.

## **Accommodation**

We have undertaken approximate gross measurements as follows:

### **Shop at 25**

Ground floor:	1,053 sq ft	(97.87 sq m)
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<u>Basement</u>	<u>264 sq ft</u>	<u>(24.52 sq m)</u>
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<b>Total</b>	<b>1,317 sq ft</b>	<b>(122.39 sq m)</b>
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### **Shop at 23**

Ground Floor	831 sq ft	(77.24 sq m)
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<u>Basement</u>	<u>230 sq ft</u>	<u>(21.41 sq m)</u>
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<b>Total</b>	<b>1,061 sq ft</b>	<b>(98.65 sq m)</b>
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<b><u>Business Rates</u></b>	To be confirmed
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Important Notice: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, equipment or facilities are in good working order. 3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely. 4. Value Added Tax - All rents, premiums, prices or other financial arrangements and charges stated are exclusive of Value Added Tax.

**Council Tax**

To be confirmed

**Tenancy Schedule**

23 & 25 COLDHARBOUR LANE, CAMBERWELL, SE5 9NR - TENANCY SCHEDULE						
UNIT(S)	TENANT	TRADING AS	CURRENT USE	LEASE START	LEASE EXPIRY	CURRENT RENT pa
23		Hobby Dry Cleaners	Dry Cleaners	31/08/2011	31/08/2012	£8,000.00
23a	Residential Tenant	Residential Tenant		AST N/A	N/a	£11,100.00
23b	Residential Tenant	Residential Tenant		AST N/A	N/a	£18,000.00
25		Beauty Spot	Female Beauty Shop	25/06/2011	25/06/2011	£12,000.00
25a	Residential Tenant	Residential Tenant		AST N/A	N/a	£11,400.00
25b	Residential Tenant	Residential Tenant		AST N/A	N/a	£15,000
<b>TOTAL INCOME</b>						<b>£75,000.00</b>

**Proposed Sale**

**£1,610,000** (one million, six hundred and ten thousand pounds) for the freehold interest, subject to the existing tenancies.

**Legal Costs**

Each party to bear their own legal costs in this transaction.

**Viewing**

Strictly by appointment through joint sole agents:

**Currell Commercial Ltd.**

**Jon Morell** – 020 7096 2785 [j.morell@currell.com](mailto:j.morell@currell.com)

**Beverley Hedge** – 020 7704 7514 [b.hedge@currell.com](mailto:b.hedge@currell.com)

**Dean Marks** – 020 7096 2780 [d.marks@currell.com](mailto:d.marks@currell.com)

For more information on our properties please visit our website – [www.currell.com/commercial](http://www.currell.com/commercial)

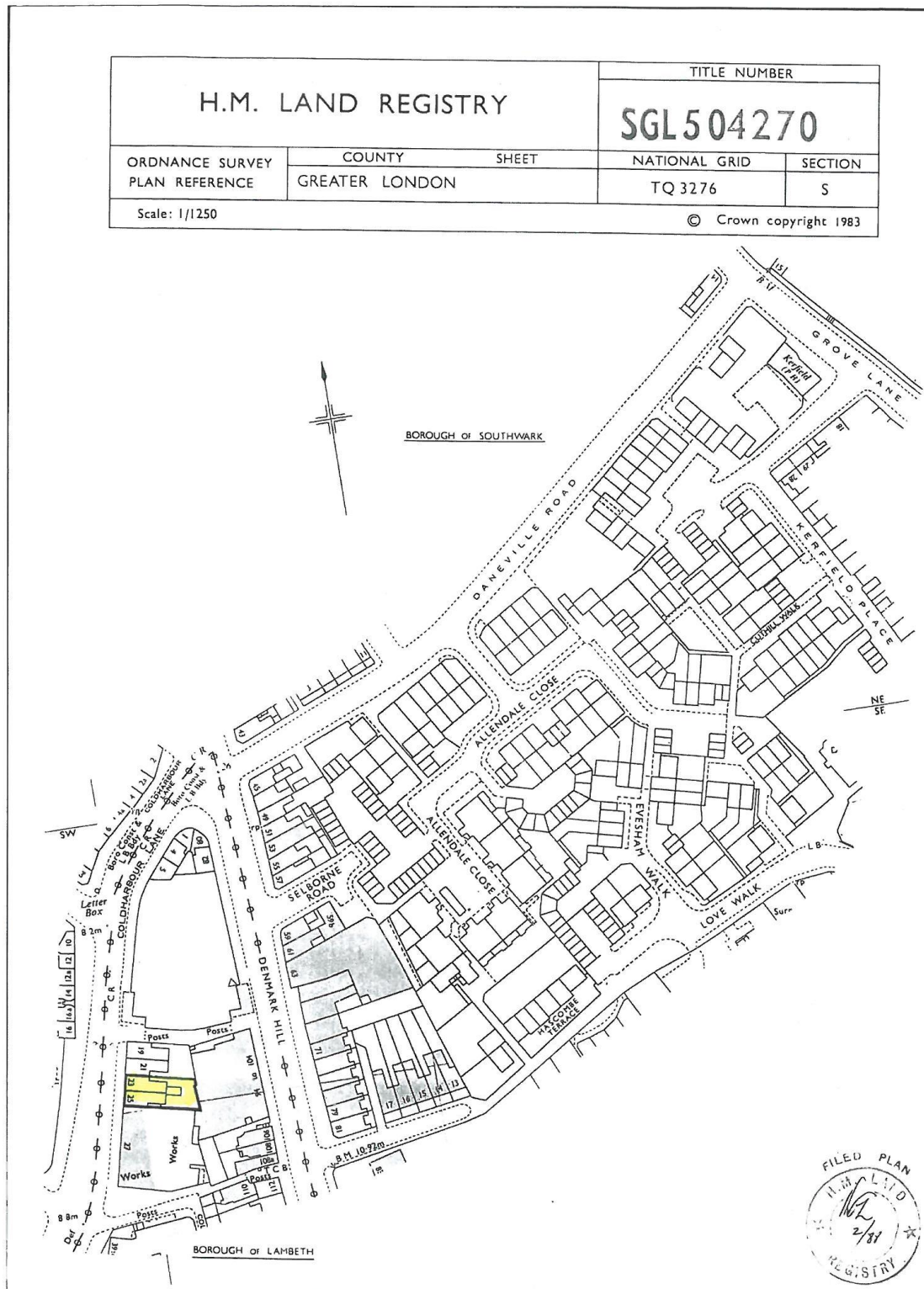
**David Charles Property Consultants**

George Moriarty [george@davidcharles.co.uk](mailto:george@davidcharles.co.uk)



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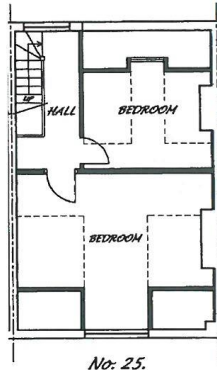
This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 31 January 2018 at 15:03:56. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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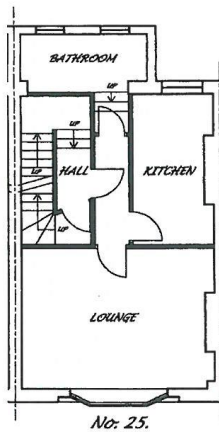
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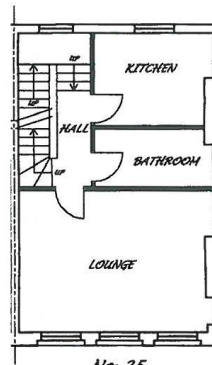
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THIRD FLOOR PLAN



No. 25.

FIRST FLOOR PLAN

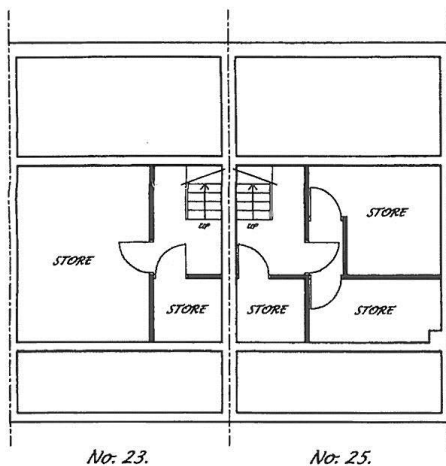


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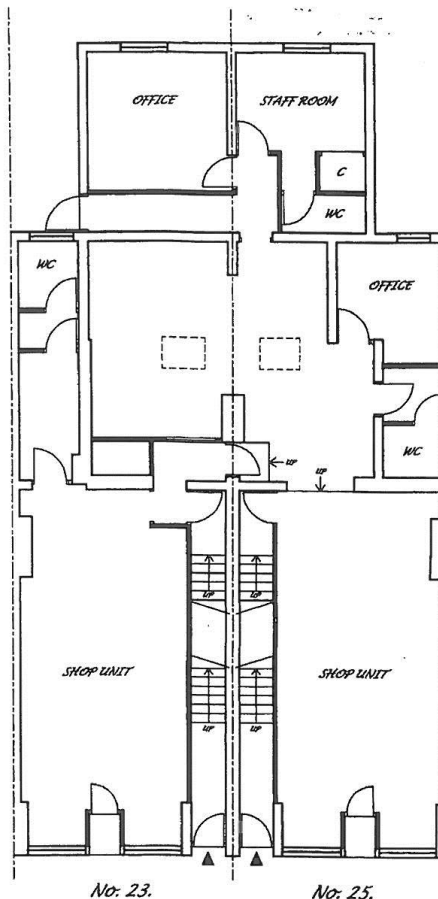
SECOND FLOOR PLAN

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EXISTING BASEMENT FLOOR PLAN



EXISTING GROUND FLOOR PLAN

09/02045/FUL

<p><b>RECEIVED</b></p> <p>L.B LAMBETH TOWN PLANNING 26 JUN 2009</p>	
<p><b>BROOKS DESIGN SERVICE</b></p> <p>SPECIALISTS IN BUILDING PLANS FOR EXTENSIONS &amp; LOFT CONVERSIONS</p> <p><b>020 8850 1087</b> EMAIL: S.J.BROOKS@BTINTERNET.COM</p>	<p>23 &amp; 25 COLLEGE PARADE LANE, LONDON, SE5 9NR.</p> <p>PROPOSED CHANGE OF USE INTO BNO: SELF CONTAINED FLATS. ACCOMMODATION COMPRISING 2 X 2 BED FLATS &amp; 6 X 1 BED FLATS.</p> <p>DATE - MAY 2009. SCALE - 1:100.</p> <p>No. - PL/09/23-25/1.</p>

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