

Freehold For Sale

A3/4 Use or Development Opportunity

348 Coldharbour Lane
Brixton, SW9 8QH

Property at a glance:

560 sq ft ground floor

450 sq ft rear yard (potential to extend)

A3/A4 planning consent

Planning consent for residential conversion

Freehold For Sale: £475,000

Excellent transport links

300m from Brixton Station

randell
commercial^{SW}



Location: Located in the heart of Brixton, home to one of London's most vibrant restaurant scenes, the subject property is approximately 3 minutes' walk from Brixton Village, Brixton Stations, Brixton Market and Electric Avenue. The area is benefitting from ongoing investment and development attracting both on-trend independent restaurants and bars as well as national entities. Nearby operators include Rum Kitchen, Wahaca, Three Little Birds, Franco Manca, Blue Tit and Mama Dough.

Description: The property comprises ground floor trading space with excellent ceiling height (3.3m), and a rear kitchen/toilet area. The space has been stripped back to shell and core. The retail unit has an ERV of £40,000 p.a.x. The rear yard (c. 450 sq ft) has potential for extension and/or external seating. The flat above has been sold off on a full repairing long lease at a peppercorn rent.

Guide Price: £475,000 for the freehold interest.

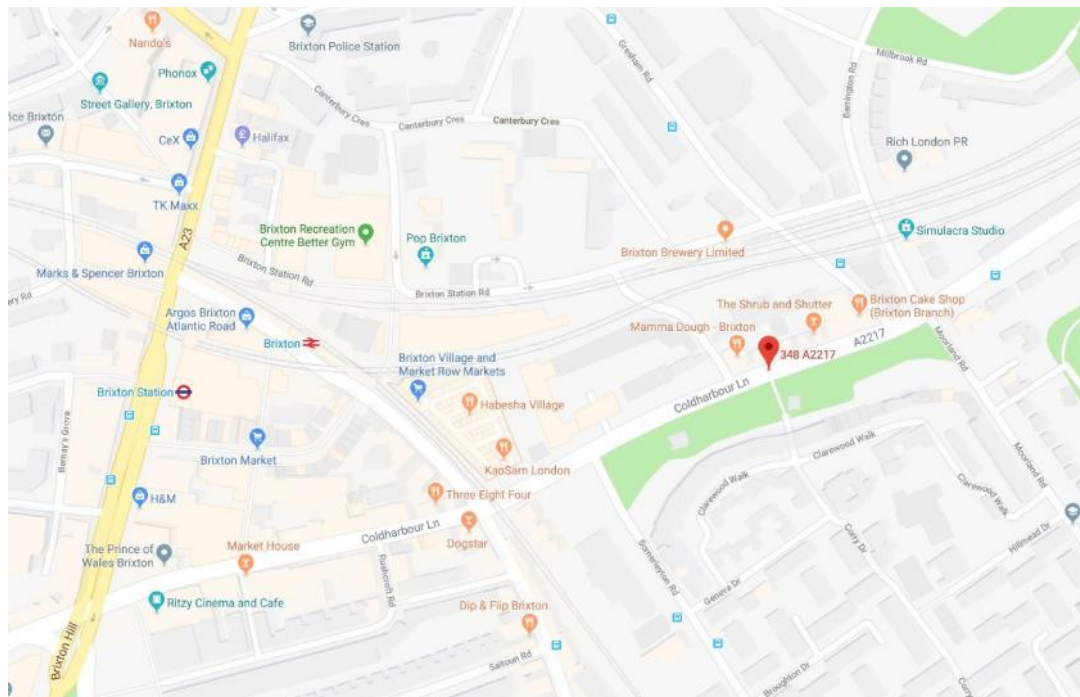
Planning: The ground floor benefits from A3/A4 planning consent (18/04428/FUL).

Residential Conversion: Consent has been granted for part change of use of the existing ground floor retail, to create a self contained flat (Use Class C3) to the rear, with the erection of a single storey rear extension, together with the replacement of the shopfront and the provision of a cycle store.

Further details are available on the Lambeth Planning Database, reference 19/00188/FULREF.

Business Rates: Rateable Value (2017): £12,750

Interested parties are advised to make their own enquiries with Lambeth Borough Council, as small business rates relief may apply.



EPC Rating: D – copies available upon request.

Legal Costs: Each party is to be responsible for their own legal costs incurred in the transaction.

VAT: The property is not VAT elected.

Floor Plans: Available upon request

Viewing: For further information and viewings, please contact Mike or Ashley at Randell Commercial on 020 7135 2033.

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