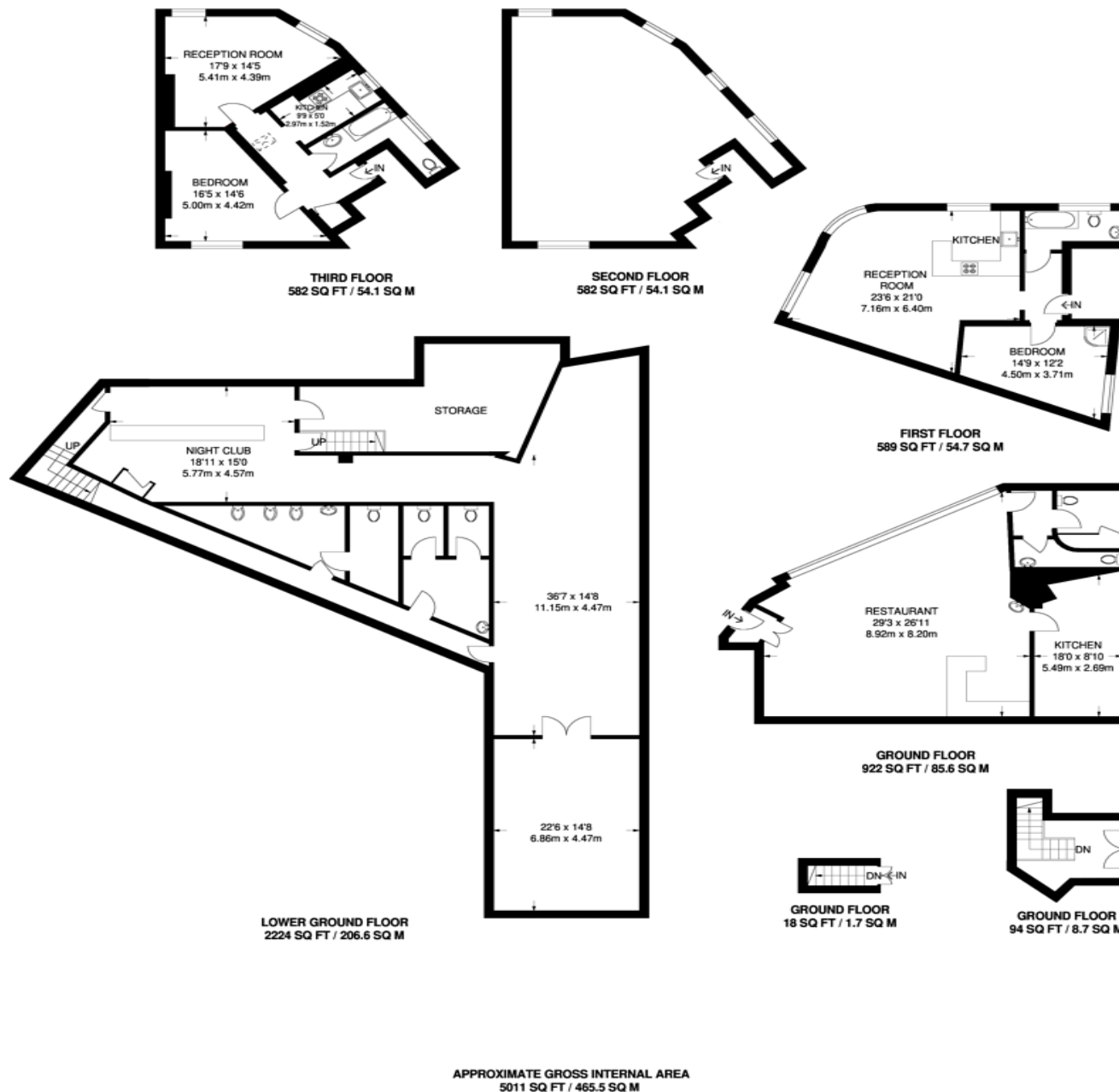




58a Camberwell Church Street, Camberwell, London SE5 8QZ

Unbroken freehold restaurant, bar and residential uppers for sale

[View more information...](#)



- Unbroken freehold restaurant & uppers
- A3/A4 unit over ground floor & basement
- Three 1 bedroom apartments above
- Producing £104,292 PA (with 1 flat vacant)
- Located on the corner of Camberwell Church Street & Camberwell Grove
- Totalling 4,899 sqft (£285 per sqft)
- Reflecting 9% GIY off ERV
- OIRO £1,400,000 F/H

DESCRIPTION

A highly prominent unbroken freehold property, comprising restaurant and drinking establishment (A3 & A4 use) over ground and basement floors, with three self-contained 1 bedroom apartments above.

The basement (2,224 sqft) and the ground floor (922 sqft) are newly let to a Caribbean restaurant and bar for a fifteen year term, with no breaks, at a rent of £80,000 per annum. The tenant is in the process of undertaking considerable fit-out works to the unit. This is their second outlet, with a similar, well-established operation in Croydon.

The first, second and third floors each comprise a self-contained 1 bedroom apartment, which all measure circa 580 sqft. The first floor unit is let on an Assured Shorthold Tenancy agreement at £1,500 PCM, the second floor unit is subject to a Regulated Tenancy at £6,292 PA, and the third floor flat is currently vacant having been recently refurbished.

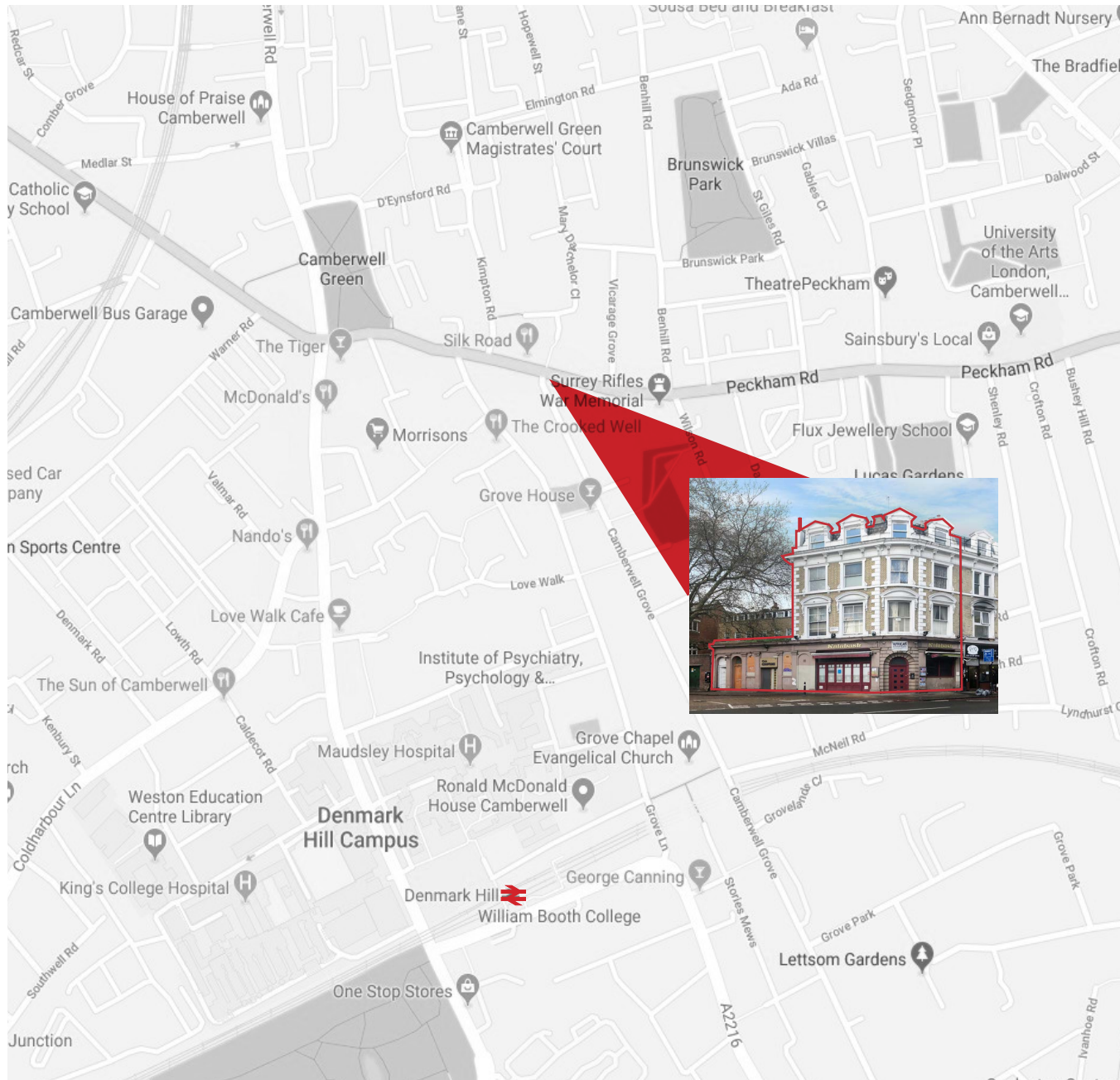


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120 Bermondsey Street,
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LOCATION

The property is located on the junction of Camberwell Church Street (A202) and the affluent and sought-after Camberwell Grove. Camberwell Church Street is home to numerous independent and national retailers and restaurants.

In terms of public transport, Denmark Hill Railway Station is situated 0.6 miles away providing direct access to the Thameslink, Southeastern and London Overground lines. Via these lines London Victoria can be reached in 11 minutes, City Thameslink in 14 minutes and Kings Cross in 21 minutes. In addition, Loughborough Junction Railway Station is located 0.8 miles away, and numerous local buses stop within the immediate vicinity.

SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquires in this regard.

FURTHER INFORMATION

Further information is available upon request, including:

- Commercial lease
- Assured Shorthold Tenancy documentation
- Copy of the Regulated Rent registration
- Floorplans
- Internal pictures

EPC

Copies of the properties Energy Performance Certificates are available upon request.



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ACCOMMODATION SCHEDULE

Unit	Floor	Description	Size (sqft)	Let (PA)	Date of expiry	ERV
Commercial	Ground & Basement	Restaurant & bar (A3/A4 use class)	3,146	£80,000	17.07.2034	£80,000
Flat A	First	1 bedroom apartment	589	£18,000	Holding over	£15,600
Flat B	Second	1 bedroom apartment	582	£6,292	Regulated	£15,600
Flat C	Third	1 bedroom apartment	582	Vacant	N/A	£15,600
Total:			4,899	£104,292	N/A	£126,800

TERMS

Offers in the region of £1,400,000 are invited for the unbroken freehold interest, subject to the existing leases and tenancy agreements. A deadline for offers may be set, and therefore interested parties are advised to contact our offices for further information.

VAT

We understand that VAT is not payable in this matter.

VIEWINGS

All internal viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 7089 6555 or commercial@acorngroup.co.uk. Block viewings are likely to be held.



For more information contact:
Louis Markham
020 7089 6555

Meet the rest of the team...

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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



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