



66 Coldharbour Lane

Camberwell, London, SE5 9PU

Leasehold Nil Premium

- Shopping parade position in Camberwell/Denmark Hill
- Ground floor and basement lock-up unit
- Circa 1,679 sq ft of trade space
- Basement storage
- Presented to shell condition
- Available on attractive new free-of-tie lease

Ref: 91566

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 **Sidney
Phillips**

LOCATION

The premises is situated on Coldharbour Lane in Camberwell, London. Falling under the authority of Southwark Council, Camberwell lies approximately 2.7 miles southeast of Charing Cross. Being situated to the rear of King's College Hospital, the area is a popular residence for NHS staff and students. Coldharbour Lane itself is a busy thoroughfare between Camberwell, Loughborough Junction and Denmark Hill, which is of great benefit to the shopping parade on which the premises sits.

The area is accessed by road via the A2, a vital arterial road running between the M25 and Vauxhall. Loughborough Junction station sits at the bottom of Coldharbour Lane and provides Thameslink services to Elephant & Castle, Herne Hill and Blackfriars. Nearby Denmark Hill provides non-stop services to London Victoria in addition. The area is well serviced by a comprehensive TfL bus network.

The premises occupies the ground floor and basement area of a public house. The premises will be presented to a shell standard throughout, ready for a new operator to fit out to their own specification.

TRADE AREAS

GROUND FLOOR

Measuring in the region of 1,679 sq ft, comprising:

- OPEN PLAN TRADE SPACE: Measuring approximately 1,300 sq ft. Suitable for kitchen installation. Entrance from Coldharbour Lane and Denmark Road.

- ANCILLARY AREA: Suitable for WC and staff area (with capped services).

BASEMENT

- STORAGE: Divided into a number of rooms including barrel room. Delivery drop from Denmark Hill. (NB: The cellar is not stand-up height).

EXTERNAL

- FRONT PATIO
- BIN STORE

THE BUSINESS

66 Coldharbour Lane is an attractive blank canvas opportunity which would suit a range of concepts falling under the Sui Generis class usage including:

- Pub
- Craft beer tap room
- Wine Bar
- Licensed cafe

Alternatively, subject to Landlord's consent and the necessary planning permission, the unit could be utilised for Class E enterprises including retail, office, professional services or medical use.

LICENCE

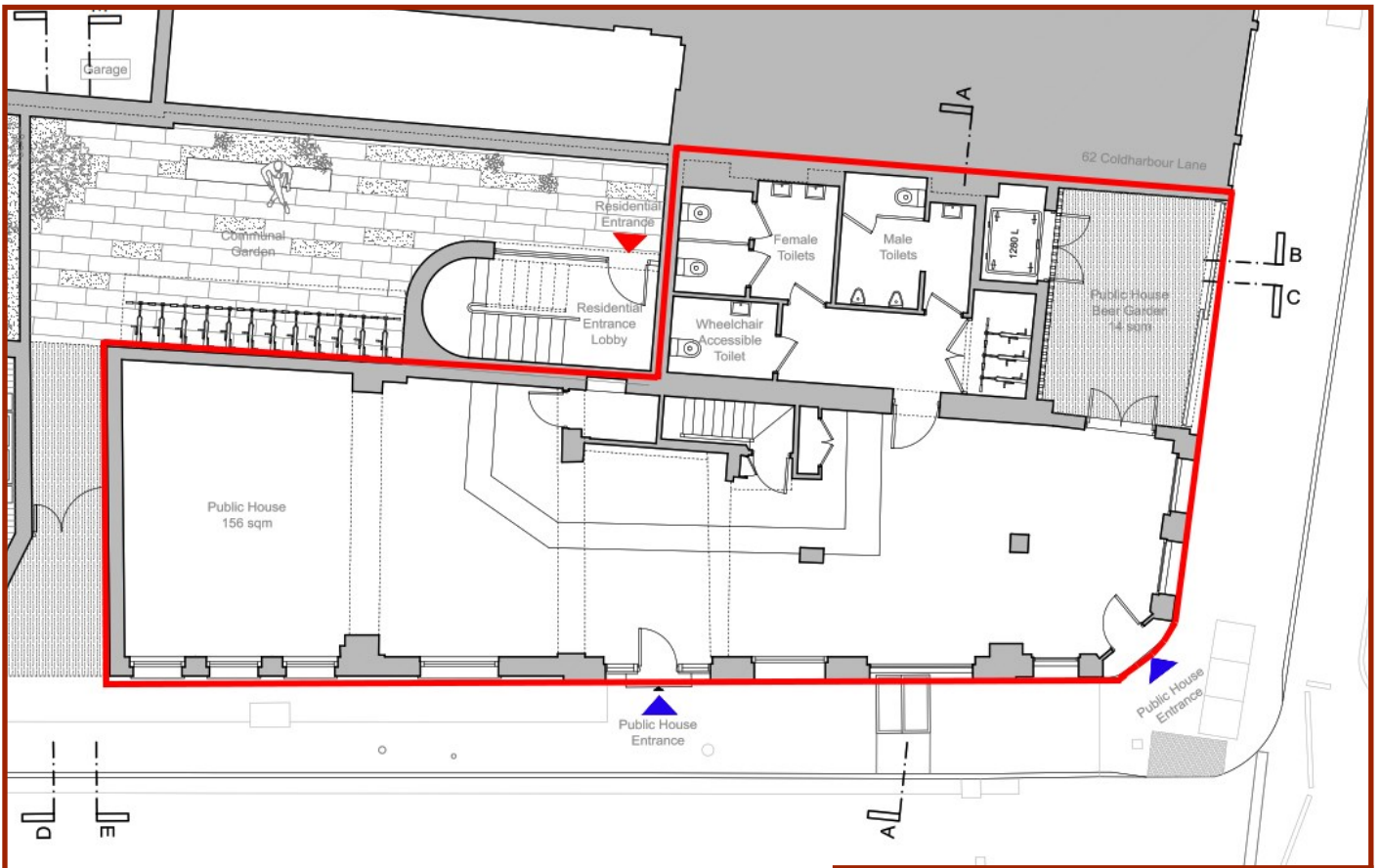
A new operator will need to make their own enquiries and application for a new premises licence.

SERVICES

All mains services are connected.

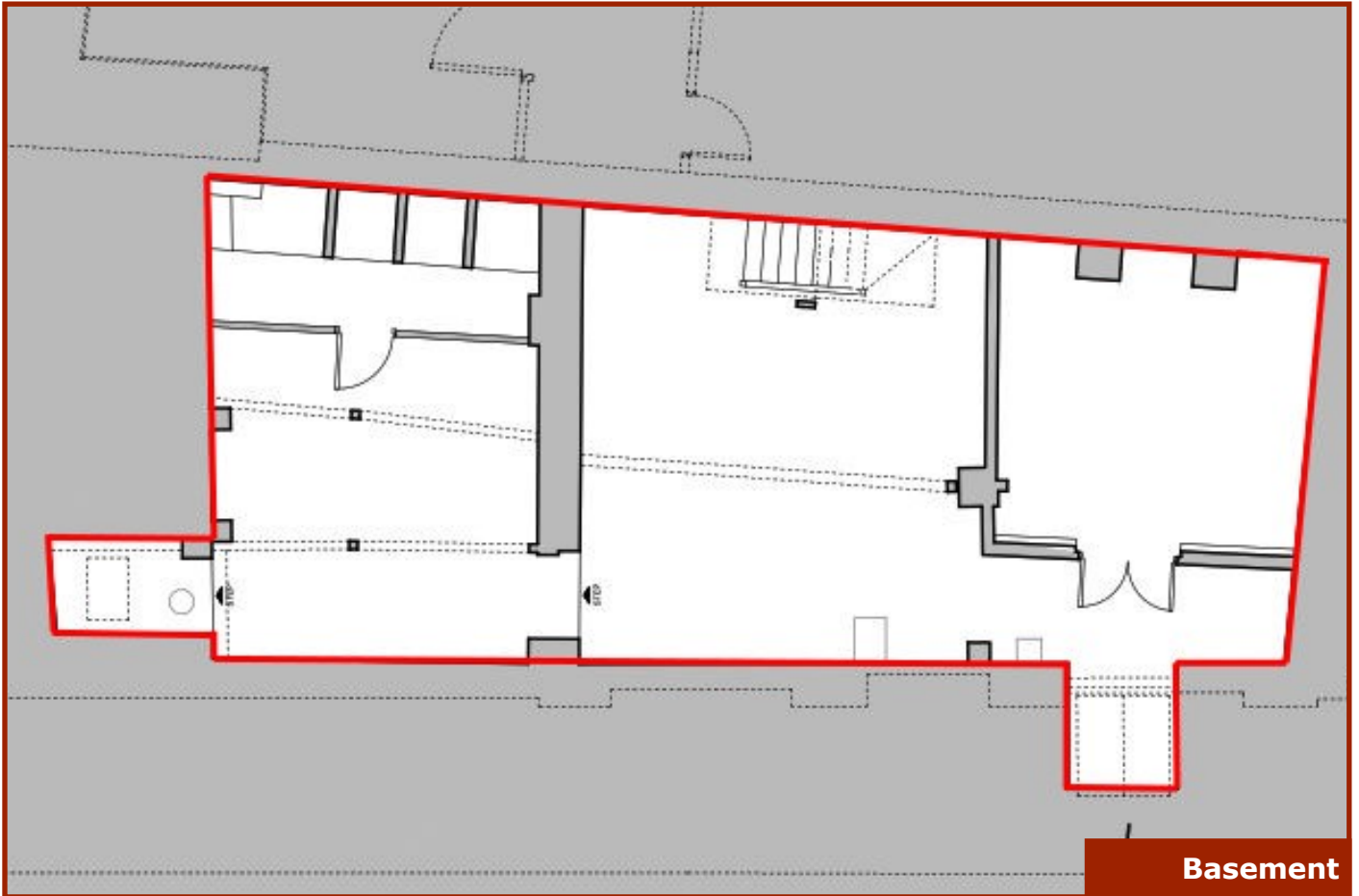
Rateable Value: £7,600

Local Authority: London Borough of Southwark

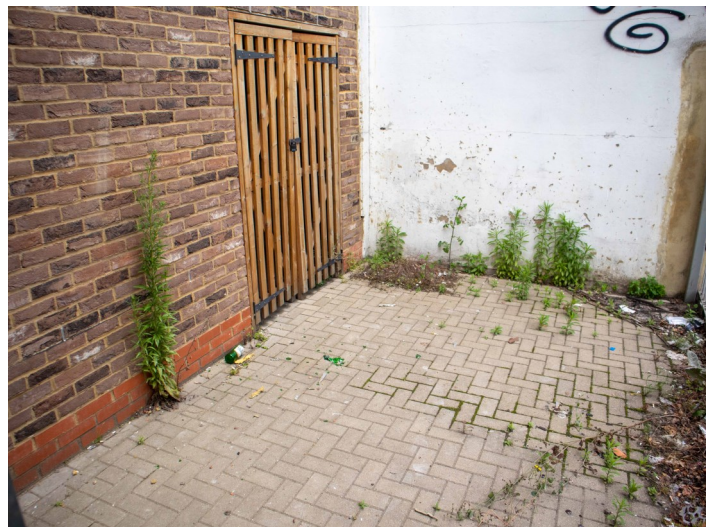


Road

Ground Floor Indicative Layout



Basement



TENURE & PRICE

LEASEHOLD NIL PREMIUM

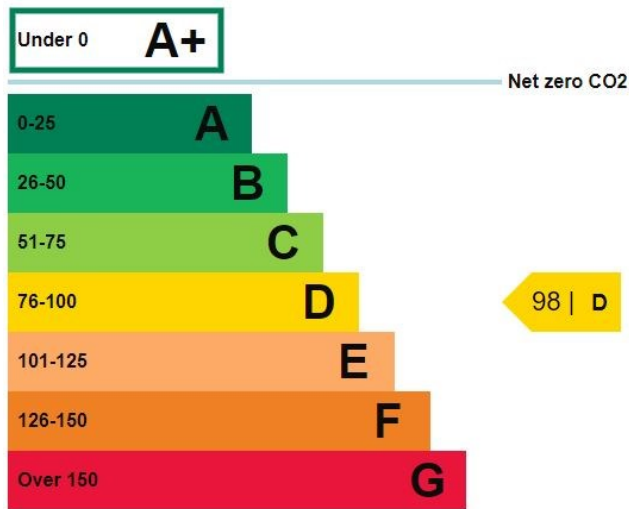
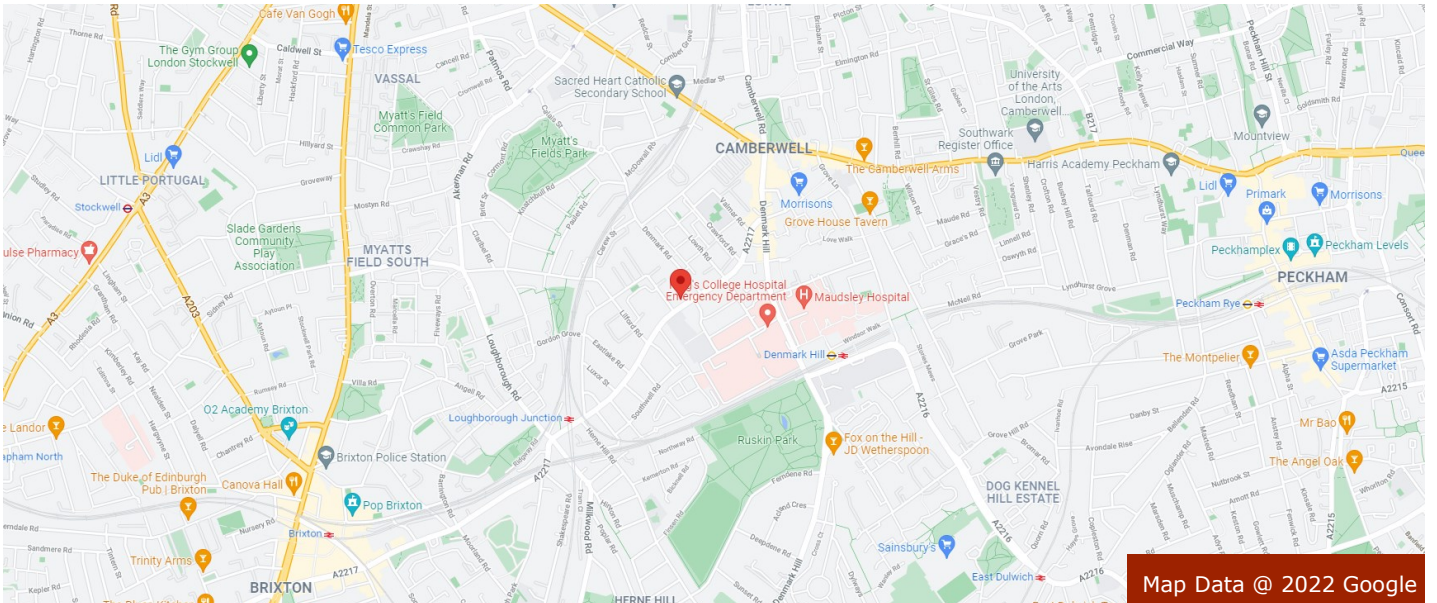
The Landlord will consider the creation of a new lease agreement on the following terms:

- Fully repairing and insuring lease
- For a term of 15 or 20 years
- Inside Part II Landlord & Tenant Act 1954
- Annual rent £40,000
- Rent subject to 5 yearly review and annual RPI adjustments collared at 2.5%, capped at 5%
- 6 month rental deposit, plus personal guarantors
- Free of all trade ties

All negotiation subject to covenant strength. An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitor's fees as a minimum.

Application form and business plan available upon request.

The property is closed. Please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



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