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LOT 59

In the same family occupation
for over 20 years

2a Coldharbour Lane, Camberwell SE5 9PU

Freehold Vacant Café/Restaurant and Residential Upper Parts with Potential for Conversion

Location & Description

A three storey terraced shop with residential accommodation above on the north side of Coldharbour Lane overlooking the junction with Denmark Hill close to Kings College Hospital in a prominent High Street position within an established retail position. Other nearby multiple occupiers include Paddy Power, Somerfield, HSBC and Peacocks. Loughborough Junction and Denmark Hill mainline stations are within about ½ mile.

Accommodation

Second Floor: 2 rooms

First Floor: 2 rooms, kitchen, bathroom/WC

Ground Floor:

Seating, servery and storage area: 696 sq ft (64.64 sq m)

Kitchen: 121 sq ft (11.24 sq m)

Preparation Room: 79 sq ft (7.36 sq m) plus alcove

Covered yard with door to garage/rear storage

Gated rear service road

Offered **VACANT** for **OCCUPATION, INVESTMENT** or **POTENTIAL** for **CONVERSION**

Planning

The property is considered suitable for redevelopment, subject to consent. London Borough of Southwark planning office 020 7525 5403.

CONTACT: 020 7228 5864

GUIDE PRICE: £550,000 plus