



**LOT 60**

In the same ownership  
for over 40 years

## 58 Coldharbour Lane, Camberwell SE5 9PU

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

#### Location & Description

A three storey end of terrace shop with residential accommodation above on the north side of Coldharbour Lane, close to the junction of Denmark Road. Kings College Hospital is nearby. 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 area, servery and storage 585 sq ft (54.35 sq m)

Preparation room: 226 sq ft (21.04 sq m)

Store area: 40 sq ft ( 3.72 sq m)

Cellar

Rear yard with external WC

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**



NOT TO SCALE, FOR INFORMATION ONLY © CROWN COPYRIGHT ES100004608

**GUIDE PRICE: £250,000 - £300,000**