

179 CAMBERWELL ROAD, LONDON, SE5 0HB

FOR SALE



RESTAURANT PREMISES WITH FOUR RESIDENTIAL STUDIO FLATS ABOVE RETAIL AREA APPROX: 129.64 SQ.M. (1,395 SQ. FT.)

GUIDE PRICE: £395,000 FREEHOLD

Location

The corner end of terrace property is situated on Camberwell Road (A215) close to the busy Walworth Road with return frontage to New Church Road. The premises are arranged over the ground floor and basement plus four upper studio residential flats.

Other local neighbouring retailers include Hotel Pasha, Iceland, Cost Cutter and a mix of other local traders. The property has good transport links with various buses serving the area which head south towards Denmark Hill mainline railway station and north towards the Elephant Castle underground (Bakerloo and Northern Lines) and mainline railway station which provide regular services into Central London.

Description

The premises comprise a ground floor retail unit with rear kitchen, male & female WCs and basement currently trading as a Chinese restaurant. Internally the premises include suspended ceilings, spot lighting, ceiling mounted heating and air conditioning, tiled flooring, double glazing and other attractive decorative features.

The upper residential parts which are arranged over first and second floors are accessed separately via New Church Road and arranged as two studio flats per floor. Each flat includes kitchen area and WC.

Accommodation

The property has the following approximate net internal areas:

Ground Floor	Retail Area	50.37 sq. m. (542 sq. ft.)
	Kitchen	15.06 sq. m. (162 sq. ft.)
	Rear Washroom	3.62 sq. m. (39 sq. ft.)
Basement		60.59 sq. m. (652 sq. ft.)
Total		129.64 sq. m. (1,395 sq. ft.)

Residential Accommodation (Maximum dimensions)

First Floor

Studio Flat 1 (4.62m x 4.23m)
Cloakroom
WC

Studio Flat 2 (4.92m x 3.23m)
WC

Second Floor

Studio Flat 3 (4.32m x 3.05m)
WC

Studio Flat 4 (4.70m x 4.34m)
WC

Tenancies

We understand that the owner of the property is receiving approximately £1,600 per month for the upper 4 residential studio flats and £1000 per annum for the two advertisement hoardings at the side of the property.

Planning

We have been advised that the shop element has A3 restaurant planning consent. However, the purchaser must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Price

£395,000 freehold

Rates

The property is entered in the 2010 rating list with a rateable value for the retail element of £9,000. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Legal Costs

Each party to pay their own legal costs.

VAT

We have been advised that VAT is not applicable on the property.

Viewing

Strictly by prior arrangement with sole selling agents Hindwoods.

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