



200 Coldharbour Lane, Lambeth, SE5 9QH

Retail | Office | Dark Kitchen | Storage (STC)

AREA: 935 sq.ft (87 sq.m) approx. | RENT: £25,000 PAX (£27 per sq.ft)

LOCATION:

The property is situated on Coldharbour Lane off the A23 (Brixton Hill) just to the east of the centre of Brixton. Loughborough Junction Station (Thameslink and Southeastern) is a two minute walk from the property and Brixton underground (Victoria Line) and Brixton Station (Southeastern) are within walking distance of the unit and the area is served extremely well by buses. The surrounding area is a mix of residential and commercial uses, with vast amount of developments occurring in the immediate area.

DESCRIPTION:

The property is a self-contained rear element with its own secure entrance, with a potential servicing hatch offering a flexible setup space with its own WC and kitchenette facilities. The property is offered on a LETTING basis but the owners may consider a sale of the FREEHOLD subject to agreement of a price, the property ALSO BENEFITS from a granted planning consent to redevelop the unit to a one / two bedroom freehold residential unit with a self contained patio.

USE CLASS: E - Commercial, Business and Service

Regulated by:



200 Coldharbour Lane, Lambeth, SE5 9QH

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Whole Shop	935	87
TOTAL	935 sq.ft	87 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Full Repairing and Insuring Lease
- WC facilities
- 3 Phase Electricity
- Secure Entrance
- Kitchen
- Concrete Floors
- High Ceiling
- Potential Delivery Hatch

TERMS:

New Full Repairing and Insuring Lease. 5-10 or 15 year lease direct from the freeholder

RENT:	£25,000 PAX (£27 per sq.ft)	RATES PAYABLE:	Rateable Value estimated to be £TBC. Each party is advised to contact the relevant local council.
VAT:	Not applicable (TBC).	SERVICE CHARGE:	To be confirmed.
EPC:	The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

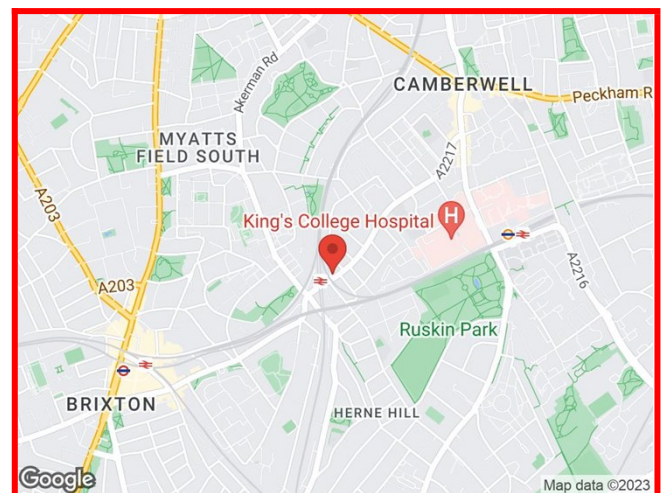
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