



196 - 198, 200 and Rear of 200 Coldharbour Lane SE5 9QH

FOR SALE – FREEHOLD MIXED USE RETAIL PARADE IN BRIXTON
4 CLASS E PREMISES WITH X2 GROUND RENTS

Investment Summary

Freehold.

Located very close to Loughborough Junction station.

Fully let, currently producing an income of £92,620 pax.

Asset management opportunities to increase the rent roll and regear residential lease.



Proposal

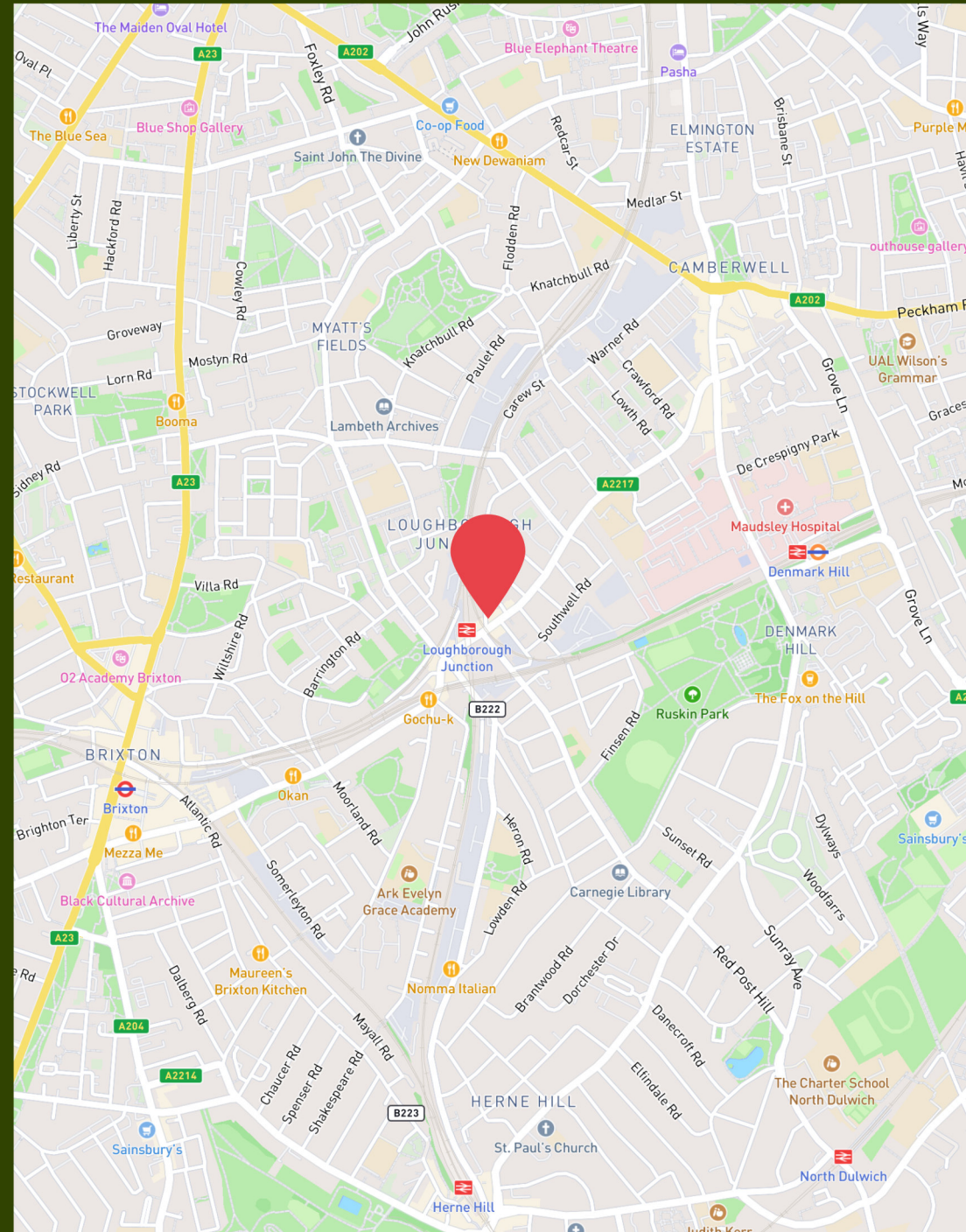
Offers in excess of £1,250,000 (one million, two hundred and fifty thousand pounds) for the freehold interest, which represents a Net Initial Yield of 6.99% after deducting purchaser's costs.

Location

The property is located within the London Borough of Lambeth, in Loughborough Junction, which is situated between Brixton and Denmark Hill. The area has and continues to benefit from a number of regeneration schemes that have either been completed or currently have planning applications approved. Nearby sites include; Higgs Yard, a 106 residential unit scheme on the other side of the railway bridge from the property, as well as Hardess Yard, located beside Higgs Yard, which has a planning application approved for 320 bed co-living studios, coupled with 16,000 sq ft of light industrial space.

The property is also approximately 10 minutes walk from central Brixton, which has a wealth of retail, bars and restaurants, as well as famous markets like Pop Brixton and Brixton Village.

Transport links for the premises are excellent, with various bus routes running along Coldharbour Lane. Loughborough Junction Station is approximately 40 metres away, which provides access into various Stations including; Blackfriars, Farringdon and King's Cross St Pancras.



Hardess Yard

Higgs Yard

196-200
Coldharbour Lane

Loughborough
Junction Station



Loughborough Junction
7 Mins

London Blackfriars
7 Mins

Farringdon Thameslink
15 Mins

King's Cross St Pancras
19 Mins



King's College Hospital
3 Mins

Brixton Village
3 Mins

Brockwell Park
7 Mins

Dulwich Park
13 Mins

Clapham Common
13 Mins



Ruskin Park
8 Mins

Brixton Village
14 Mins

Denmark Hill Station
15 Mins

Brixton Station
18 Mins

Description

There are three shops fronting onto Coldharbour Lane, a bike shop, a coffee shop and a hairdresser, with one rear unit located at the back of 200 Coldharbour Lane which operates as a personal training centre. All the shops fronting onto Coldharbour Lane are arranged over ground floor and basement.

The residential upper parts have been sold off on long leaseholds. Flat 2 has approximately 56 years remaining.

There is a lapsed planning consent for the prior approval to convert the rear of 200 Coldharbour Lane into a 1 bedroom dwelling house.

Planning reference number 21/03054/P3M.



Tenancy Schedule

Address	Tenancy	Area Size	Term Start Date	Term Expiry Date	Break Date	Next Rent Review Date	Rent (£/annum)
196 Coldharbour Lane	Individual	Ground Floor 481 sq ft (44.6 sqm) Basement 447 sq ft (41.5 sqm) Total 928 sq ft (86.2 sqm)	01/06/2023	31/05/2028	N/A	01/06/2026	£23,000
198 Coldharbour Lane	Viv's Coffee Ltd	Ground Floor 450 sq ft (41.8 sqm) Basement 450 sqf (41.8 sqm) Total 900 sq ft (83.6 sqm)	29/02/2024	28/02/2039	28/02/2029	28/02/2029	£25,000
200 Coldharbour Lane	Individual	Ground Floor 351 sq ft (32.6 sqm) Basement 361 sq ft (33.5 sqm) Total 712 sq ft (66.1 sqm)	01/03/2023	28/02/2033		01/03/2028	£22,000
Rear of 200 Coldhabour Lane	Equal Fitness Personal Training Ltd	Ground Floor 972 sq ft (90.3 sqm)	11/04/2025	10/04/2040	11/04/2030	11/04/2030	£22,500
Flat 1	Individual	Upper Floor 610 sq ft (56.6 sqm)	29/09/1983	28/09/2172	N/A	29/09/2049	£60
Flat 2	Individual	Upper Floor 1,119 sq ft (103.9 sqm)	29/09/1983	28/09/2082	N/A	29/09/2049	£60
Flat 3	Individual	Upper Floor 832 sq ft (77.2 sqm)	29/09/1983	28/09/2172	N/A	29/09/2049	£0
		Commercial Total 3,512 sq ft (326.2 sqm)					£92,620

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the above approximate Net Internal Areas.

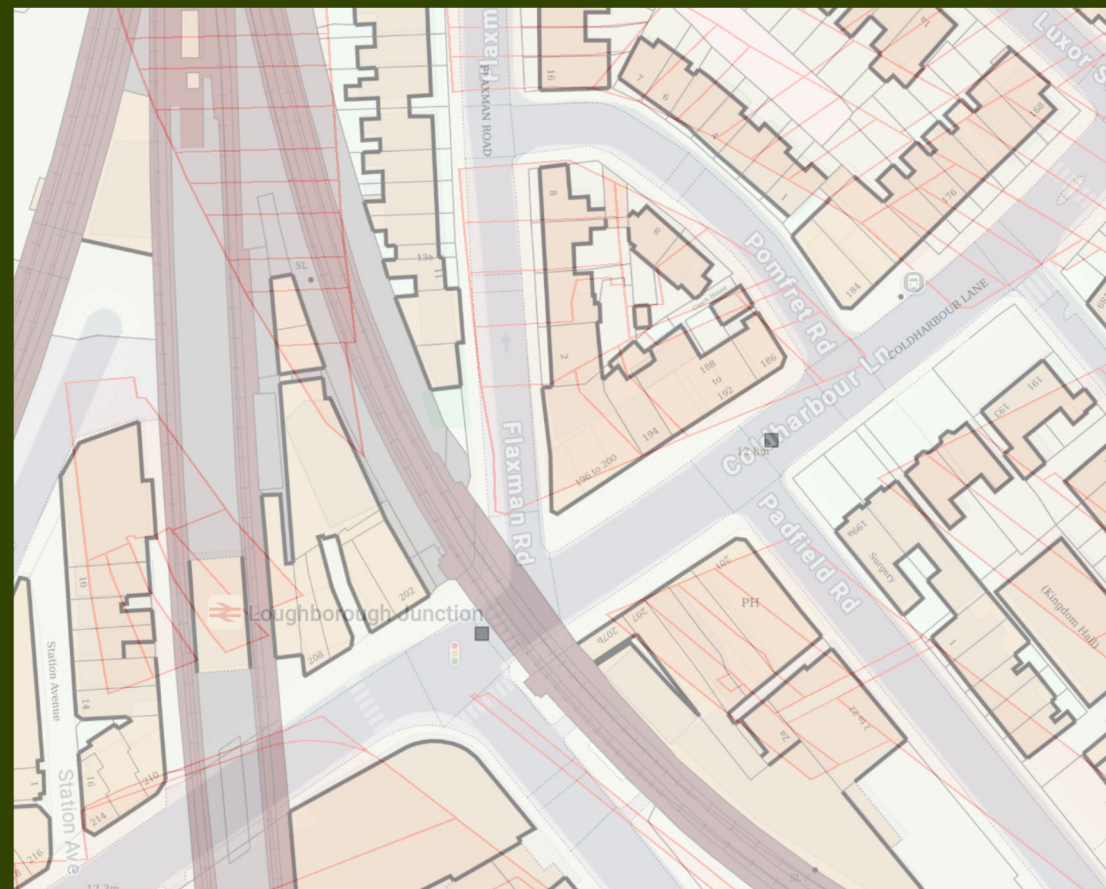
Asset Management Opportunities

Potential to improve rents with future reviews.

Potential to regear the short residential lease.

Future potential to convert the rear of 200 Coldharbour Lane to residential, subject to planning.

Tenure
Freehold



Proposal

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VAT

The premises are not elected for VAT.

EPC's

All EPC's are available in the data room.

AML

In accordance with Anti Money Laundering Regulations, any purchaser will have to provide proof of funds, along with confirmation of how the funds were obtained and proof of ID.

Further Details

For further information including access to the data room, please contact the vendor's sole agents.

Viewings are strictly by appointment only.

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