

# FOR SALE

## MIXED USE INVESTMENT

VICTREATZ LTD

### CROWN OF GLORY

BY VICTORIA COLE

020 4568 6254  
**JiL Fresh Cuisine**  
Fresh by Name, Fresh by Nature  
Authentic Nigerian Restaurant



# whozoo.

## SOUTHWARK

 **16 Coldharbour Lane, Southwark, London SE5 9PR**

Price **£300,000**



Property Type

**COMMERCIAL INVESTMENT**



Size

**1,007 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**SOUTHWARK**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



Yes

### Local Train Stations



Denmark Hill Rail Station (0.3 miles)  
Loughborough Junction Rail Station (0.5 miles)  
East Dulwich Rail Station (0.9 miles)

### Local Amenities



Kings College Hospital (0.3 miles) The  
Lighthouse Theatre (0.4 miles)  
The Oval (1.5 miles)

### VAT Applicable



No

### Rateable Value

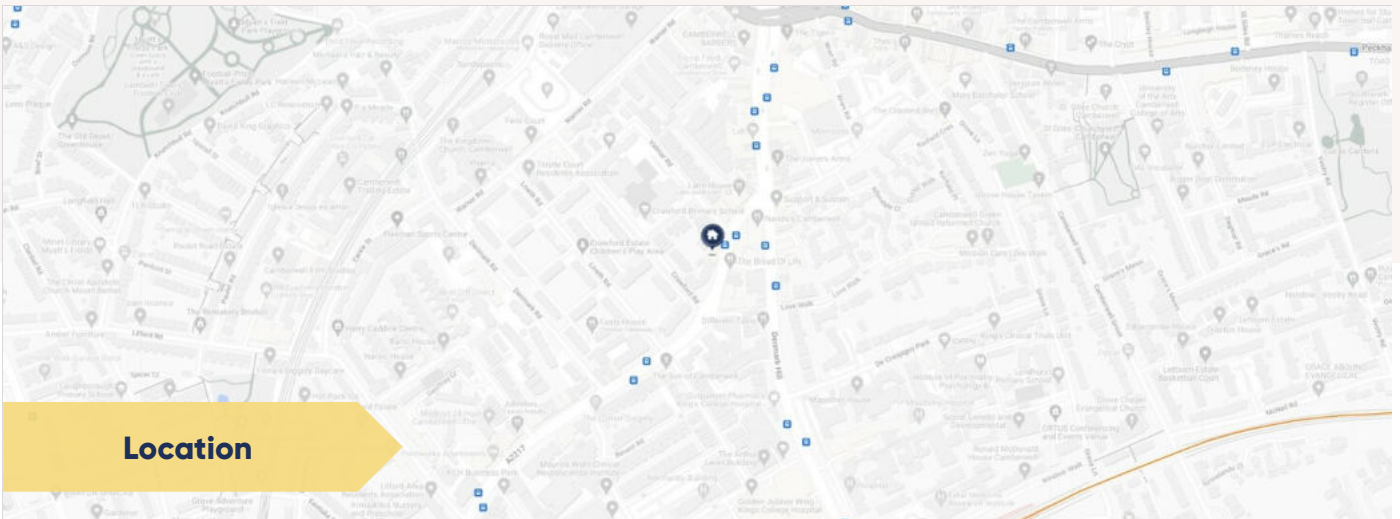


£13,750 & £10,500

### EPC



N/A



Location



### Additional Information

Store front shop split in 2 separate properties. The right side benefits of a modern and well equipped restaurant whilst the left is a hair salon. Both properties benefit of an outdoor space at the back with a functioning WC.

The combined properties share a 1,007 sqft plan and are situated in a prominent location within the Camberwell area. Both shops are facing a busy main street with plenty of diversity that makes this area highly sought after.

Currently leased out with 3 years remaining and a combined monthly income of £2,800.



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**whozoo.**  
Commercial Property, Expertly Done



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