

**Lot 35, 181 Camberwell Road, London,
Camberwell SE5 0HB**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Freehold Inner London Mixed Use Building with Potential

www.acutus.co.uk

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Property Information

Freehold Inner London Mixed Use Building with Potential

- Let to Christ Apostolic Church and JC Emreas LTD
- Ground floor Community Church and House in Multiple Occupation on Upper floors.
- Potential Residential Redevelopment opportunity (Subject to Consents)
- 2 Miles south of the City of London
- Approximately 210 sq m (2,260 sq ft)
- Neighbouring occupiers include, Costcutter, Sainsburys, Iceland and an eclectic mix of local businesses

Lot

35

Auction

27th March 2025

Rent

£162,000 per Annum Exclusive

Status

Available

Sector

Public House

Auction Venue

Live Streamed Auction

Location

Miles

Approximately 1.4 mile south-east of Oval cricket ground, 3.1 miles south-east of Westminster, 2 miles south of the City of London

Roads

Camberwell Road (A215), Camberwell New Road (A202), South Circular Road (A205), A23

Rail

Denmark Hill Overground Station (Approximately 9 mins to London Victoria), Oval Underground Station (Northern)

Air

London Heathrow Airport, London City Airport, London Gatwick Airport

Situation

The property is prominently situated on the east side of Camberwell Road (215) at its junction with New Church Road and some 600 metre north of Camberwell Green. The immediate locality is predominantly residential. Neighbouring occupiers include, Costcutter, Sainsburys, Iceland and an eclectic mix of local businesses.

Tenure

Freehold.

EPC

Band E

Description

The property is a former Public House and currently comprises a community Church of the Ground floor, with ancillary accommodation in the basement, The upper two floors comprise a House in Multiple Occupation. The property benefits from a single car garage to the rear of the property.

The property may be suitable for residential redevelopment, subject to consents,.

VAT

VAT is applicable to this lot

Octopus Bridging Loan for Buyers

To be confirmed

Note

The property is within the London Borough of Southwark planning jurisdiction and may be suitable for residential conversion, subject to obtaining the necessary consents. The property does not appear to be Listed on the Historic England Website and does not appear as an Asset of Community Value by the London Borough of Southwark.

Completion Period

6 Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground	Former Public House / Church	271.48 (1)	2922 (1)	CHRIST APOSTOLIC CHURCH	5 years from 06/01/2018 (Currently Holding Over)	£60,000	05/014/2023
First Second	Residential	158.62 172.00 (2)	1707 1851 (2)	JC EMPREAS LTD	4 years from 02/04/2019 (Currently Holding Over)	£102,000	01/04/2023
Total Approximate Floor Area		602.10	6481			£162,000	

(1) As to the ground floor and basement, the floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/11776653000>)

(2) As to the first and second floors, the floor areas stated above is the estimated Gross Internal Area.

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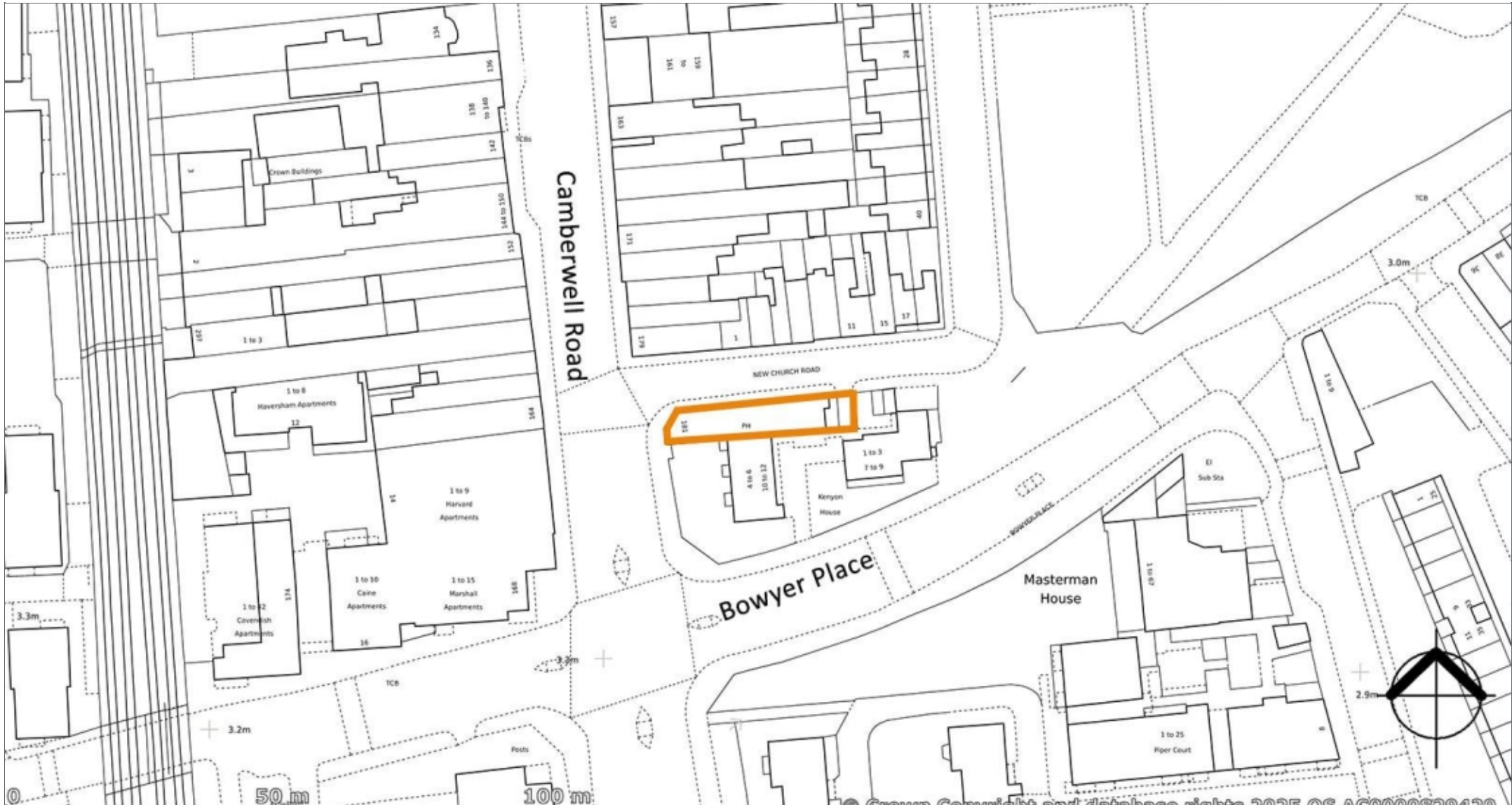
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2024