

**Lot 38, 181 Camberwell Road, Camberwell, London,
SE5 0HB**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Freehold Inner London Mixed Use Building with Potential

www.acuitus.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
- Comprises a Community Church on Ground floor and House in Multiple Occupation on Upper floors.
- Potential Residential Redevelopment opportunity (Subject to Consents)
- 2 Miles south of the City of London
- Approximately 602.10 sq m (6,481 sq ft)
- Neighbouring occupiers include, Costcutter, Sainsburys, Iceland and an eclectic mix of local businesses

Lot	Auction
38	10th July 2025

Rent	Status
£102,000 per Annum Exclusive	Available

Sector	Auction Venue
Residential, Development, Mixed Use	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 (A215) 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

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. The Special Conditions of Sale provide for the Buyer to pay to the Seller a sum in addition to the purchase price. Please see the Special Conditions of Sale which is available in the Seller's solicitors Legal Pack.

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 and Basement	Former Public House / Church	271.48 (1)	2922 (1)	CHRIST APOSTOLIC CHURCH	6 years from 01/01/2019	£60,000	31/12/2025
First Second	Residential	158.62 172.00 (2)	1707 1851 (2)	JC EMPREAS LTD	3 years from 20/04/2020	£42,000	19/04/2027
Total Approximate Floor Area		602.10	6481			£102,000	

(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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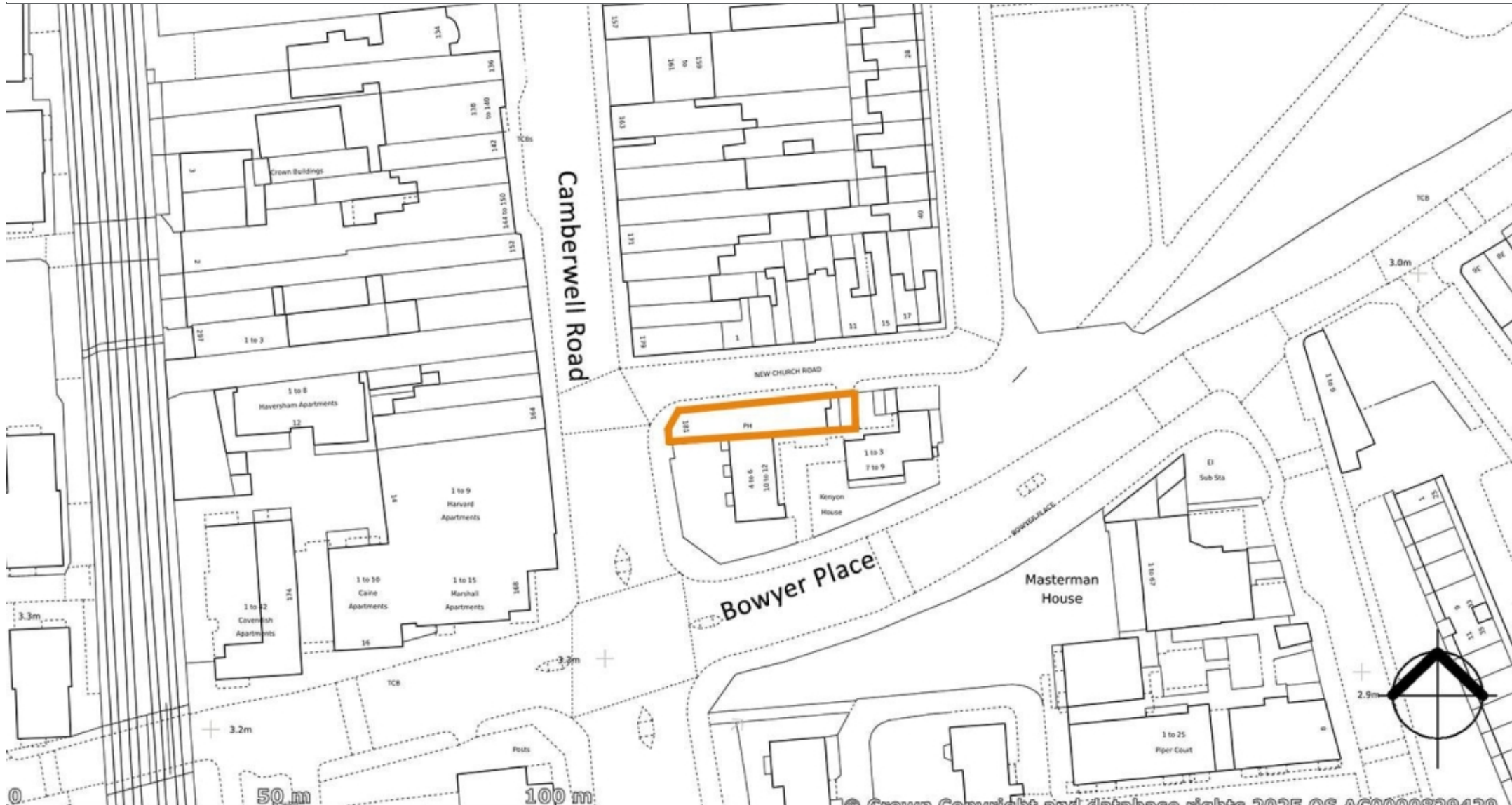


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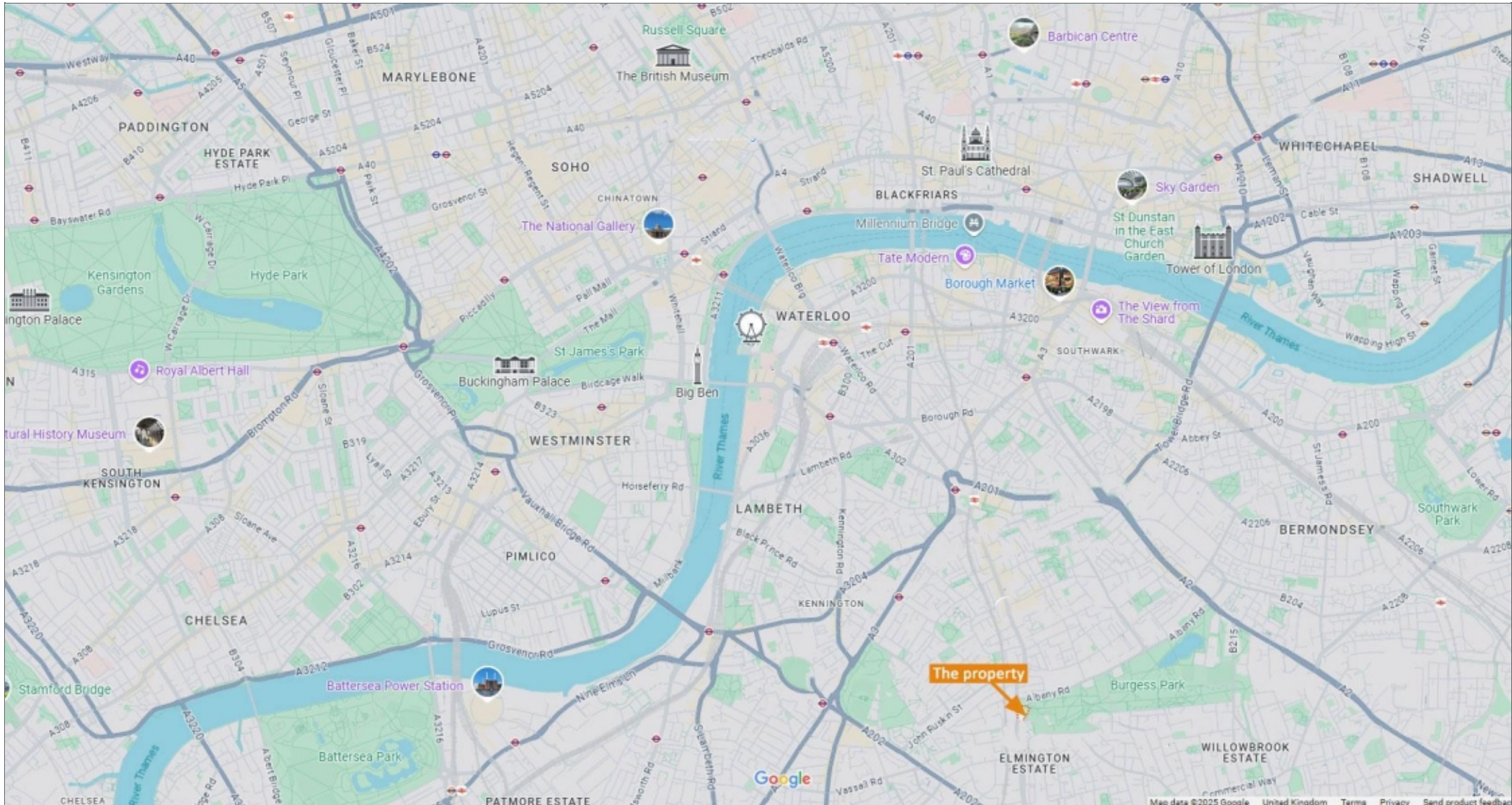
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