



219-223 COLDHARBOUR LANE

BRIXTON, LONDON, SW9 8RU

GLPG
SOLE AGENT

INVESTMENT SUMMARY

- The sale of a **freehold site with detailed planning consent** to create a mixed-use development comprising a mix of retail, office & residential space
- **Total proposed net internal area of approx. 11,513 sq. ft. / 1,071 sq. m.** - [click here](#) to skip to the accommodation schedule
- **The site extends** to approx. 0.12 acres / 5,057 sq. ft. / 470 sq. m.
- It is our understanding that there are **CIL liabilities of approx. £75,324.60** and that there are **Section 106 contributions of approx. £48,767.25** - we strongly encourage all interested parties to carry out their own due diligence to confirm this
- **Located just 300 feet from Loughborough Junction Station with trains travelling into Kings Cross St Pancras in approx. 20 minutes**





Higgs Industrial Estate
Planned 16 storey
mixed-use scheme

Site on Hinton Road
Planned 20 & 29 storey
mixed-use scheme

The Site

LOCATION

Located just 300 feet from Loughborough Junction Station, with trains travelling into London St Pancras in 20 minutes.

The site is surrounded by an abundance of local amenities, including restaurants, shops, major supermarkets, local markets and excellent schools.

Brixton is currently experiencing an abundance of regeneration, including the plans to redevelop the Higgs Industrial Estate into 134 homes, the recent purchase of the Brixton Market by an overseas consortium, and the redevelopment of the Sports Direct on Popes Road into a 200,000 sq. ft. mixed use scheme.



LOUGHBOROUGH JUNCTION STATION - 300 FEET



RUSKIN PARK - 0.4 MILES



BRIXTON MARKET - 0.5 MILES



O2 ACADEMY - 0.7 MILES

KEY DISTANCES

- Loughborough Junction Station - 300 feet
- Ruskin Park - 0.4 Miles
- Restaurants & Bars - 0.5 Miles
- Brixton Village Market 0.5 Miles
- Brixton Underground Station - 0.7 Miles
- O2 Brixton Academy - 0.7 Miles



LOST IN BRIXTON BAR & RESTAURANT - 0.5 MILES

DESCRIPTION

A freehold site benefitting from detailed planning consent to retain & enlarge an existing building to create a mixed-use development comprising a mix of retail, office and residential space, seconds from Loughborough Junction Station.

The residential element is broken down as 4 x 1-beds, 3 x 2-beds & 1 x 3-beds.

The proposed scheme includes a total residential net saleable area of approx. 5,662 sq. ft. / 526 sq. m, and commercial space of 5,851 sq. ft. / 545 sq. m.

Detailed planning consent - Lambeth Council, planning reference: 20/01313/FUL - [Click Here](#) to view the application on the planning portal.

There are further asset management angles, subject to obtaining all necessary consents.

DATA ROOM

[Click Here](#) to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: **COLDHARBOUR2020** (upper case)

The data room contains the following set of documents:

1. Full set of approved plans & documents
2. Title Register & Plan
3. Decision Notice

Please note, the data room is being regularly updated.

Unit	Type	Floor	Beds	NIA Sq. Ft.	NIA Sq. M.
Commercial					
1	Retail/Cafe	GF/First	-	2,204	204.8
2	Office	GF/First	-	2,327	216.2
3	Office	Ground	-	330	31
4	Office	Ground	-	330	31
5	Office	Ground	-	330	31
6	Office	Ground	-	330	31
Total				5,851	545
Residential					
1	Apartment	First	2	788	73.2
2	Apartment	Second	2	675	62.7
3	Apartment	Second	2	808	75.1
4	Apartment	Second	1	577	53.6
5	Apartment	Third	3	1,165	108.2
6	Apartment	Third	1	561	52.1
7	Apartment	Fourth	1	547	50.8
8	Apartment	Fourth	1	541	50.3
Total				5,662	526
Grand Total				11,513	1,071

PROPOSAL

Offers Invited for the Freehold interest at £2,450,000, subject to contract

VAT

It is our understanding that the property is not elected for VAT

OFFERS

To be sent via email to team@glpg.co.uk, detailing the following:

1. Purchaser details
2. Proposal including timescales
3. Exchange deposit
4. Method of funding & proof of funds
5. Level of due diligence undertaken to date
6. Solicitor details
7. Any associated conditions

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DEBT ADVISORY

GLPG's Debt Advisory Team advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.



For more information, please contact Nick Swerner on 07966 487 790 / 0203 640 6420 / nick.swerner@glpg.co.uk.

CONTACT

For further information or to arrange an inspection, please get in touch with a member of our Investments Team:

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

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