

PROPOSED



**73-75 CAMBERWELL CHURCH STREET**

CAMBERWELL, LONDON, SE5 8TR

**GLPG**  
JOINT AGENTS



# EXECUTIVE SUMMARY

- A freehold building benefitting from **detailed planning consent** to create a part conversion & extension comprising **6-units, two commercial units & a separate regulated tenancy**
- The scheme is broken down as a number of **Studio, 1 & 2 bedroom units** (1 x Studio, 2 x 1-bed & 3 x 2-bed)
- The proposed scheme includes a total **residential net saleable area** of approx. 3,294 sq. ft. / 306 sq. m.
- The **existing building comprises of two commercial units** (one let, holding over producing £12,500 PA & one vacant) at ground floor with access to storage areas at basement level
- It is our understanding that there are **CIL liabilities of approx. £11,856** and that **there are no Section 106 contributions** - we strongly encourage interested parties to carry out their own due diligence to confirm this
- Located just **0.5 miles from Denmark Hill Station** with trains travelling into Oxford Circus in under. 30 minutes





**CAMBERWELL  
CHURCH STREET**

**THE  
PROPERTY**

**KINGS COLLEGE  
HOSPITAL**

**DENMARK HILL  
STATION**

## LOCATION

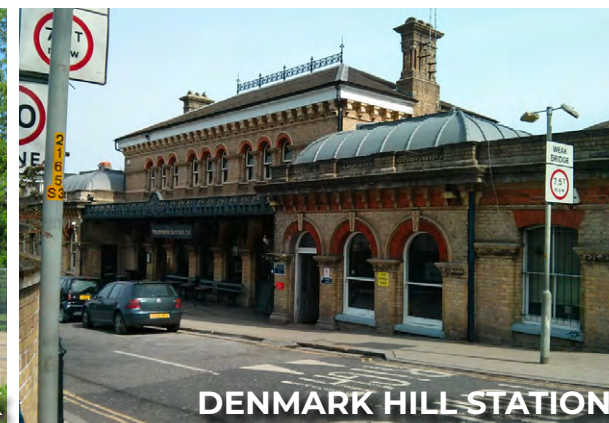
Located just 10 minutes on foot from Denmark Hill Station, with trains travelling into Victoria Station in under 10 minutes. The building is surrounded by an abundance of local amenities, including restaurants, shops, bars, supermarkets and renowned schools.

Camberwell is a trendy & affluent area, which has benefitted from significant investment over the past few years, transforming the area through a mix of commercial and residential regeneration projects.

Camberwell is a magnet of creativity that appeals to Londoners of all ages and backgrounds, referred to as “The heart and soul of South London”.



RUSKIN PARK



DENMARK HILL STATION



LOUGHBOROUGH JUNCTION



CAMBERWELL GREEN

## KEY DISTANCES

- Morrisons Supermarket - 0.3 miles
- University of the Arts London - 0.3 miles
- Camberwell College of Arts - 0.3 miles
- Camberwell Green - 0.3 miles
- Lyndhurst Primary School 0.4 miles
- Denmark Hill Station - 0.5 miles
- Ruskin Park 0.6 miles
- Loughborough Junction Station - 0.8 miles



UNIVERSITY OF THE ARTS LONDON

## DESCRIPTION

A freehold building benefiting from permitted development rights to convert a portion of the existing space to create a mixed-use development comprising six apartments & two commercial units, in addition to an existing apartment with a regulated tenancy in place.

The proposed scheme includes a total residential net saleable area of approx. 3,294 sq. ft. / 306 sq. m. In addition, there is an existing approx. 750. sq. / 69.7 sq. m. apartment with a regulated tenancy.

The scheme includes a mix of Studio, 1 & 2 bedroom units (broken down as 1 x Studio, 2 x 1-bed & 3 x 2-bed).

The scheme includes the retention of two commercial units at Basement & Ground floor level, with a net internal area of approx 1,496 sq. ft / 139 sq. m + a tenanted flat at 2nd & 3rd floor level with a separate entrance from ground level which does not form part of the planning permission.

## DATA ROOM

[Click Here](#) to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: **CAMBERWELL2020** (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	Planning Type	Floor	Beds	NIA Sq. Ft.	NIA Sq. M.
<b>Residential</b>					
1	PDR/Ext.	Ground	2	678	63
2	PDR	First	1	323	30
3	PDR	First	2	786	73
4	PDR	Second	1	388	36
5	PDR/Ext.	1st & 2nd	2	850	79
6	PDR	3rd	Studio	269	25
7	Existing Reg. Tenancy	2nd & 3rd	2	Est. 750	Est. 69.7
Total				4,044	376
<b>Commercial</b>					
Retail 1	Existing	GF & LG	-	721	67
Retail2	Existing	GF & LG	-	775	72
Total				1,496	139
<b>Grand Total</b>				<b>5,540</b>	<b>515</b>

# PROPOSAL

Offers Invited for the freehold interest in excess of £1,650,000, 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](mailto: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](mailto:nick.swerner@glpg.co.uk).

# CONTACT

For further information or to arrange an inspection, please contact GLPG or Brasier Freeth on the contact details below:

# GLPG

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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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