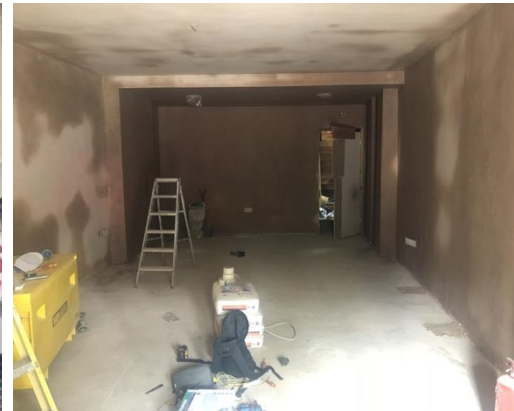




220 Brixton Hill, Brixton, SW2 1HE

Newly redeveloped Lock Up Shop (A1) on Brixton Hill

AREA: 408 sq.ft (38 sq.m) approx. | **RENT:** £15,000 PAX | **PRICE:** £230,000

LOCATION:

The property is located on Brixton Hill 0.8 miles from Streatham Hill Railway Station and 1 mile from Brixton Underground Station. Brixton Hill is a busy main road which is serviced by numerous bus routes both in and out of Central London and benefits from a large amount of passing traffic. The property itself is situated in a prominent location on a retail parade by the junction of New Park Road.

DESCRIPTION:

The property consists of 408 sq.ft of ground floor retail space. The shop is accessed via the glazed retail frontage facing out onto Brixton Hill and will be delivered in a newly refurbished shell and core condition, ready for tenant fit out. The shop benefits from Retail (A1) use but may be suitable for Financial & Professional services (A2), subject to planning.

The property is being sold on a new 999 year lease or may be let on a new FRI lease for a term between 10-15 years.

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USE CLASS: A1 - Shops

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	408	38
TOTAL	408 sq.ft	38 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Retail (A1) use
- 408 sq.ft
- Glazed retail frontage
- Lock up shop
- Virtual freehold
- A2 use considered (STPP)
- Shell and core condition
- To be newly refurbished

TERMS:

A new FRI lease for a term to be agreed.
the shop is being sold on a new 999 year long lease.

RENT: £15,000 PAX

PRICE: £230,000

VAT: Not applicable (TBC).

RATES PAYABLE: To be reassessed by the local authority.

EPC: Available upon request.

SERVICE CHARGE: To be confirmed.

VIEWING: Strictly by appointment only.

LEGAL COSTS: Each party to be responsible for their own legal costs.

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