

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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A2 SHOP TO LET

FRONTING BRIXTON HILL CLOSE TO ITS JUNCTION WITH BLENHEIM GARDENS IN A PROMINENT POSITION WITH A GOOD FRONTAGE

112A BRIXTON HILL LONDON SW2 1AH

LOCATION

The property is situated fronting Brixton Hill to the south of Brixton town centre and fronting the main A23 commuter route. The property benefits from vast quantities of passing vehicular and a fair amount of pedestrian flow generated by nearby retail, business and residential property. The property is close to a set of traffic lights at the junction of Brixton Hill and Blenheim Gardens and the property benefits from a good deal of visibility to passing vehicular traffic as a result.

DESCRIPTION

The property comprises a ground floor lock up shop fronted property most recently used as an Estate Agency office. The property has good natural light from the shop front and rear windows, security bars to the rear, gas central heating (not tested), an internal WC and kitchenette together with a rear enclosed and partially covered yard. The property is considered suitable for a variety of trades.

ACCOMMODATION

Gross Frontage	5.94m	19'5
Internal Width	4.78m	15'7 narrowing to 3.65m (12') after 5.48m (18')
Maximum Shop Depth	9.14m	30'
Sales Area	38.08m ²	410 ft ² (approx)
Rear Room 1	5.10m ²	55 ft ² (approx)
Rear Room 2	8.82m ²	95 ft ² (approx)

Kitchenette

Internal WC

Externally

Small rear yard partially covered

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease on full repairing and insuring terms the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class A2 (Retail/Office) of the Current Town and Country (Use Classes) Order and would suit a variety of trades. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£12,500 (twelve thousand, five hundred pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT