

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
 TEL 020 8766 0123 * FAX 020 8761 4472

SHOP FRONTED OFFICE **TO LET**

LOCATED IN A PROMINENT CORNER POSITION WITH USEFUL BASEMENT STORAGE AND AVAILABLE UNDER A NEW LEASE

25 TULSE HILL LONDON SW2 2TH

LOCATION

The property is situated fronting Tulse Hill in a corner position and located between the South Circular Road and Brixton Town Centre. The property benefits from considerable passing vehicular traffic and Tulse Hill is a main bus route and the property is therefore highly visible. The surrounding area is a densely populated residential catchment including a mixture of private and local authority housing and the property shares the vicinity with a fair amount of secondary retail property as well as other commercial including some new developments.

DESCRIPTION

The property comprises a ground floor shop fronted property formerly used a sandwich bar but now with the benefit of office use. The property has security shuttering across the entire frontage and return frontage and is entirely arranged as a front area, rear office, two room storage basement and internal WC and kitchenette. The property is considered suitable for a variety of trades but is most suited for retail office or specialist retail use.

ACCOMMODATION

Gross Frontage	6.09m	20'
Return Frontage	4.87m	16'
Internal Width	5.97m	19'6
Shop Depth	5.30m	17'4
Sales Area	31.12m ²	335 ft ² (approx)
Rear Office	13.47m ²	145 ft ² (approx)
Kitchenette		
Basement Room 1	22.29m ²	240 ft ² (approx)
Basement Room 2	16.72m ²	180 ft ² (approx)
Internal WC		

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 is suitable for retail/ office or specialist retail. 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 **£13,500 (thirteen 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