

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

CORNER POSITION **SHOP AND BASEMENT** **TO LET**

CURRENTLY OPERATED AS A SANDWICH BAR BUT SUITABLE FOR A VARIETY OF TRADES AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

25 TULSE HILL SW2

LOCATION

The property is situated in a corner position fronting Tulse Hill with the return frontage facing northbound traffic. Tulse Hill is a busy link road between the South Circular Road and Brixton Town Centre and the property therefore benefits from vast quantities of passing vehicular traffic particularly during the rush hour periods. Pedestrian flow is generated by nearby retailers and there is a good deal of redevelopment going on in the vicinity. The nearest major landmark is the Allied Carpets building on the corner of Brixton Water Lane.

DESCRIPTION

The property comprises a corner position lock up shop with basement storage and the ground floor currently partitioned to create front sales and a rear additional room. The property has a good frontage and return frontage both of which are secured with security shuttering. There is an internal WC and the basement has full height.

ACCOMMODATION

| | |
|--------------------|--|
| Gross Frontage | 6.0m (19'7) |
| Return Frontage | 5.57m (18'3) |
| Internal Width | 6.03m (19'8) narrowing to 3.77m (12'4) after 5.6m (18'4) |
| Maximum Shop Depth | 9.26m (30'4) |
| Sales Area | 47.37m ² (510 sq ft) (approx) |
| Internal WC | |
| Basement | 45.52m ² (490 sq ft) (approx) |

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 the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class A1 (General Retail) 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 **£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