

2 WATERSTONE HOUSE \* 13 CENTRAL HILL \* LONDON SE19 1BG

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# **RARELY AVAILABLE VIRTUAL** **FREEHOLD COMMERCIAL** **PREMISES FOR SALE** **IN CENTRAL BRIXTON**

SET AMONGST MULTIPLE OCCUPIERS AND PROVIDING ACCOMMODATION OVER BASEMENT, GROUND, FIRST AND ATTIC LEVELS AND WITH THE BENEFIT OF ON SITE CAR PARKING FOR ONE CAR

## **6 TUNSTALL ROAD BRIXTON SW9 8BN**

### **LOCATION**

The property is situated with a frontage to Tunstall Road just off Brixton Road in the very centre of Brixton. Tunstall Road is a semi pedestrianised road immediately off Brixton Road and the property is just a few doors away from Brixton Road itself. The property is surrounded by multiple occupiers including Snappy Snaps, Subway and the property is very close to the entrance doors of Morleys Department Store. Brixton is an extremely popular South London commercial area and is one of the busiest shopping destinations for surrounding areas. There are both mainline overground and underground stations access and numerous bus routes servicing the area.



## **DESCRIPTION**

The property comprises a mid terraced property arranged over basement, ground, first and attic level. The property has good security with electric security shuttering. There is a spiral staircase giving access to basement and first floors. The first floor area is ancillary office/workspace with good natural light and a window overlooking Tunstall Road. There is a loft ladder access into attic storage which also benefits from natural light. The basement area has been tanked and provides good full height dry workspace/storage with power and light. To the rear of the property is a communal car park where one car parking space is allocated and this areas is secured with a security barrier.

## **ACCOMMODATION**

<b>Frontage</b>	<b>3.68m</b>	<b>12'1</b>
<b>Internal Width</b>	<b>3.44m</b>	<b>(11'3) widening to 5.51m (18'1) and narrowing thereafter</b>
<b>Max Shop Depth</b>	<b>7.65m</b>	<b>25'1</b>
<b>Sales Area</b>	<b>30.19m<sup>2</sup></b>	<b>325 ft<sup>2</sup> (approx)</b>
<b>Basement</b>	<b>32.51m<sup>2</sup></b>	<b>350 ft<sup>2</sup> (approx)</b>
<b>First Floor</b>	<b>27.40m<sup>2</sup></b>	<b>295 ft<sup>2</sup> (approx)</b>
<b>Attic</b>	<b>36.69m<sup>2</sup></b>	<b>395 ft<sup>2</sup> (approx) accessed via a loft ladder</b>
<b>Externally</b>	<b>Parking for one car</b>	

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 available by way of a sale of a long lease for a term of 125 years from March 1989 at £50 ground rent.

## **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 purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **PRICE**

Offers in excess of **£395,000 (three hundred and ninety five thousand pounds)** is sought for our clients virtual freehold interest.

## **V.A.T.**

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

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.