

Hooper

NAYLOR FRIEND

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EXTREMELY WELL POSITIONED **SHOP TO LET**

LOCATED IN THE CENTRE OF BRIXTON IN A POPULAR PARADE AND AVAILABLE UNDER A NEW LEASE AT NO PREMIUM

7 BRIXTON STATION ROAD **BRIXTON SW9 8PA**

LOCATION

The property is situated with a good frontage to Brixton Station Road which is a busy commercial road leading to Brixton Station Road and leisure centre. Brixton Station Road also houses an open market several days a week and the property therefore benefits from a good deal of passing pedestrian flow generated by the market and leisure centre proximity to the station and other retailers.



DESCRIPTION

The property comprises a ground floor lock-up shop currently partitioned internally with its own internal WC. The property has an aluminium shop front secured with security shuttering and there is a small storage area leading to the WC. The property has a suspended ceiling, laminate flooring in many areas and a gas central heating system (not tested).

ACCOMMODATION

Gross Frontage	3.96m (13')
Internal Width	37.79m (12'4)
Shop Depth	7.65m (25'1)
Sales Area	28.79m² (310 sq ft) (approx)
Storage	

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 to be offered by way of a short term lease of 3 – 6 months.

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/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 **£18,000 (eighteen thousand pounds) (or part thereof)** per annum exclusive is sought.

PRICE

£200,000 (two hundred thousand pounds) is sought for the freehold with vacant possession on completion.

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.