

FREEHOLD **PUBLIC HOUSE INVESTMENT** **FOR SALE**

OFFERING GROWTH POTENTIAL AND LOCATED IN A RAPIDLY IMPROVING AREA BETWEEN BRIXTON AND HERNE HILL

82 RAILTON ROAD LONDON SE24

LOCATION

The property is situated fronting Railton Road between Herne Hill and Brixton Town Centres. Railton Road is a popular cut-through and is now undergoing significant inward investment and redevelopment with a good amount of refurbished and new housing stock. The property is within distance of Herne Hill mainline station and Brixton Town Centre with its wide array of shopping facilities and Victoria Line Tube.

DESCRIPTION

The property comprises a corner positioned three storey premises with additional basement storage and a small yard to one side. The property is arranged as a pub/bar on the ground floor, restaurant space with a small roof terrace at first floor and a two bedroom flat on the second floor. There is a small yard to the flank and the property affords scope for future development and improvement subject to any necessary consents and should vacant possession become available.

ACCOMMODATION

Gross Frontage	18.28m (60')
Return Frontage	8.10m (26'6)
Internal Width	13.99m (45'9) widening to 15.63m (51'3) after 2.16m (7'1)
Shop Maximum Depth	8.65m (28'4)
Sales Area	95.59m ² (1029 sq ft) (approx)
<u>First Floor</u>	
Restaurant/	
Function Room	102.19m ² (1100 sq ft) (approx)
First Floor Kitchen	9.29m ² (100 sq ft) (approx)
<u>Top Floor</u>	
3 rooms, kitchen/diner, bathroom, WC	
Basement	123.55m ² (1330 sq ft) (approx)
Small External Yard	

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 freehold subject to an occupational lease to expire in June 2018 subject to five yearly upward only rent reviews with the next review falling due in June 2008. The lease also contains an indexation clause which may lead to further interim rent increases.

USE/PLANNING

We understand the property currently falls within class A3 (Catering) of the Current Town and Country (Use Classes) Order and operates with mixed accommodation as a bar, restaurant and residential. Prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

INCOME

The property currently produces a contractual rent of **£21,500** (twenty one thousand, five hundred pounds) per annum exclusive subject to the indexation provisions within the lease and subject to further review in June 2008.

PRICE

Offers in excess of **£450,000** (four hundred and fifty thousand pounds) are sought for our clients 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