

Hooper

NAYLOR FRIEND

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# **RARELY AVAILABLE FREEHOLD** **SHOP AND FLAT FOR SALE IN** **CENTRAL BRIXTON**

LOCATED JUST OUTSIDE THE CENTRE BUT IN A BUSY LOCATION AND AVAILABLE WITH VACANT POSSESSION

**54/54A ATLANTIC ROAD, BRIXTON, SW9**

## **LOCATION**

The property is situated fronting Atlantic Road close to its junction with Coldharbour Lane in a highly visible position. Atlantic Road forms part of a busy link road between Brixton and Herne Hill and the property shares the vicinity with a number of good local businesses and entertainment venues including nearby well known "Dogstar". The surrounding area is an extremely densely populated residential catchment with a mixture of good private housing and local authority run stock.



## **DESCRIPTION**

The property comprises a 3 storey mid-terrace building arranged as shop premises on the ground floor with split level residential accommodation above. The property is arranged as a small retail area on the ground floor with kitchen and WC facilities and a one bedroom flat over two levels which may have some potential. Both elements of the building have good natural light, each has independent gas fired central heating (not tested) and the property is considered suitable for a variety of occupiers.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>3.65m</b>	<b>12'</b>
<b>Internal Width</b>	<b>3.69m</b>	<b>12'11 widening to 2.77m (9'11)</b>
<b>Maximum Shop Depth</b>	<b>9.44m</b>	<b>31'</b>
<b>Sales Area</b>	<b>26.47m<sup>2</sup></b>	<b>285 ft<sup>2</sup> (approx)</b>
<b>Kitchen</b>	<b>1.85m<sup>2</sup></b>	<b>20 ft<sup>2</sup> (approx)</b>
<b>Internal WC</b>		

### **Upper Parts:**

**First Floor – lounge, kitchen, breakfast room**

**Second Floor – bedroom, bathroom/WC**

**Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.**

## **TENURE**

The property is offered freehold with vacant possession on completion.

## **USE/PLANNING**

We understand the property has mixed use falling within Class A1 (General Retail) of the current Town and Country (Use Classes) Order on the ground floor and with residential use on the upper floors.

## **PRICE**

**£275,000 (two hundred and seventy five thousand pounds)** is sought for our client's freehold interest with the benefit of vacant possession.

## **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.