

Hooper

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# **PROMINENT AND GOOD SIZED** **A2/A1 FORMER BOOKMAKERS** **TO LET**

FRONTING THE A23 BRIXTON HILL AND AVAILABLE BY WAY OF AN UNDERLEASE UP TO MARCH 2017 WITH NO PREMIUM

## **262A BRIXTON HILL SW2 1HP**

### **LOCATION**

The property is situated fronting Brixton Hill just to the north of its junction with the South Circular Road and with a good frontage. Brixton Hill forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic particularly during the rush hour periods and numerous bus routes, many of which stop nearby. The property shares the vicinity with a mixture of local and specialist trades with some multiple representation including a large William Hill bookmaker immediately adjoining and a Sainsburys Local convenience store. There is a short term parking available at various points on Brixton Hill and this encourages quick stop trade but there are also loading bays nearby including immediately outside. The surrounding area is a densely populated residential catchment including a large block of flats which is immediately opposite.



## **DESCRIPTION**

The property comprises a former bookmakers office now vacant. The property has a modern shop front, secured with an electric security shutter, solid floors, suspended ceiling, air conditioning (not tested) and 3 WCs. The property is considered suitable for a variety of trades.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>4.93m</b>	<b>16'2</b>
<b>Internal Width</b>	<b>4.93m</b>	<b>16'2</b>
<b>Built Depth</b>	<b>22.58m</b>	<b>74'10</b>
<b>Net Sales Area</b>	<b>89.64m</b>	<b>965 ft<sup>2</sup> (approx)</b>
<b>Internal Staff WC</b>		
<b>Male &amp; Female WCs and Staff Room/kitchenette</b>		

Figures relating to accommodation are approximate and rounded up 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 by way of an underlease for a term up to 4 March 2017 on full repairing and insuring terms.

## **USE/PLANNING**

We understand the property currently falls within Class A2 (Retail/Office) of the current Town and Country (Use Classes) Order and is suitable for a variety of uses, subject to landlord's consent.

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.

## **RENT**

The current rent passing under the head lease is **£20,000 (twenty thousand 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**