

Hooper

NAYLOR FRIEND

GOOD SIZE SECONDARY SHOP **TO LET**

LOCATED BETWEEN BRIXTON AND KENNINGTON FRONTING THE A23 AND AVAILABLE UNDER A NEW LEASE

252 BRIXTON ROAD,
BRIXTON, SW9 6AQ

LOCATION

The property is situated in a secondary position fronting Brixton Road to the north of Brixton town centre between Brixton and Kennington. Brixton Road forms part of the main A23 commuter route and the property benefits from considerable passing vehicular traffic which is fairly constant but particularly heavy during the rush hour periods. Brixton Road is a busy bus route and thus the property is highly visible. The surrounding area is a densely populated residential catchment and the property shares the vicinity with mainly secondary traders although there is a nearby Coral bookmaker. There are short term loading and parking bays at various points along Brixton Road including immediately outside.



DESCRIPTION

The property comprises a ground floor lock up shop with large basement beneath. The property, which was most recently used as a retail carpet shop, has additional natural light from the rear, relatively high ceilings and a full height basement. The ground floor is currently partitioned to provide some rear storage in addition to the retail area and the shop itself benefits from security shuttering across the entire frontage. The property is considered suitable for a variety of trades.

ACCOMMODATION

Gross Frontage	6.55m	21'5
Internal Width	4.30m	14'11 widening to 5.12m (16'8) after 13.74m (45'10)
Shop Depth	19.84m	65'10
Sales Area	92.90m ²	1,000 ft ² (approx)
Ground Floor Storage	21.36m ²	230 ft ² (approx)
Basement	68.28m ²	735 ft ² (approx)

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 by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class A1 (General Retail) of the current Town and Country (Use Classes) Order and was most recently used as a flooring and carpet shop. 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 **£14,000 (fourteen 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

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.