

Hooper

NAYLOR FRIEND

## **GOOD SIZE SHOP/RESTAURANT TO LET**

LOCATED FRONTING BRIXTON ROAD (A23) TO THE NORTH OF BRIXTON TOWN CENTRE AND SET BEHIND A USEFUL FORECOURT AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

**322 BRIXTON ROAD, SW9 6AB**

### **LOCATION**

The property is situated to the north of Brixton town centre but fronting Brixton Road (A23) on the corner of Wynn Road. The property benefits from significant volumes of passing vehicular traffic particularly during the rush hour periods and Brixton Road is a major bus route enhancing the property's visibility. Pedestrian flow is limited and the property is rather better suited to a destination type location. The surrounding area is an extremely densely populated residential catchment which the property would be able to service.



## **DESCRIPTION**

The property comprises a ground floor shop fronted premises slightly split level in arrangement and location. The property has good overall frontage set behind a useful forecourt and is somewhat irregular in shape internally but is relatively well suited to a restaurant or possibly retail uses. There is a good size yard to the rear for further external storage or possibly seating.

## **ACCOMMODATION**

Gross Frontage	10.05m	33'
Internal Width	8.96m	29'4 narrowing to two sections 3.99m (13'11) and 3.68m (12'10) wide respectively
Maximum Depth	13.41m	44'
Sales Area	103.58m <sup>2</sup>	1,115 ft <sup>2</sup> (approx)
Male & Female WCs		
Outbuilding	34.37m <sup>2</sup>	370 ft <sup>2</sup> (approx)
Yard	39.01m <sup>2</sup>	420 ft <sup>2</sup> (approx)
Forecourt	92.90m <sup>2</sup>	1,000 ft <sup>2</sup> (approx)

Figures relating to accommodation are approximate and rounded up 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 A3 (Restaurant) of the current Town and Country (Use Classes) Order and would suit a variety of operations including the potential for retail. 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 **£25,000 (twenty five 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.