



GOOD SIZED SHOP AND BASEMENT **TO LET**

LOCATED IMMEDIATELY ADJOINING THE DOG STAR IN BRIXTON AND AVAILABLE BY WAY OF AN UNDERLEASE

391 COLDHARBOUR LANE, BRIXTON,
SW9 8LQ

LOCATION

The property is situated with a frontage to Coldharbour Lane very close to its junction with Atlantic Road and immediately adjoining the well known Dog Star. Coldharbour Lane is a busy link between Brixton and Camberwell and the property benefits from significant passing vehicular traffic but there is also a good deal of pedestrian flow generated by nearby markets, retailers and numerous entertainment venues in the vicinity. The property is considered suitable for a variety of uses.

PHOTOGRAPH GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property comprises a ground floor lock up shop with basement storage beneath, most recently used in the print business. The property has security shuttering across the entire frontage, high ceilings within and is arranged as two main trading areas at ground floor plus basement storage and a small yard to very rear.

ACCOMMODATION

| | | |
|--|---------------------|------------------------------|
| Gross Frontage | 4.14m | 13'6 |
| Internal Width | 3.99m | 13'1 |
| Main Shop Depth | 8.62m | 28'3 |
| Sales Area | 34.37m ² | 370 ft ² (approx) |
| Rear Room/Additional Sales | 16.72m ² | 180 ft ² (approx) |
| Basement Room 1 | 14.39m ² | 155 ft ² (approx) |
| Basement Room 2 | 12.07m ² | 130 ft ² (approx) |
| Basement Room 3 | 2.78m ² | 30 ft ² (approx) |
| Small enclosed but not covered rear yard | | |
| Internal WC | | |

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 a new underlease on full repairing and insuring terms, for a term to be agreed but up to 2019.

USE/PLANNING

We understand the property currently falls within Class A1 (General Retail) of the current Town and Country (Use Classes) Order. Prospective 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 **£16,000 (sixteen 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.