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# **FREEHOLD SHOP YARD AND UPPER PARTS FOR SALE**

LOCATED WITH A GOOD FRONTAGE TO COLDHARBOUR LANE AND WITH POTENTIAL REDEVELOPMENT OPPORTUNITY

## **395 COLDHARBOUR LANE BRIXTON SW9 8LQ**

### **LOCATION**

The property is situated with a frontage to Coldharbour Lane close to its junction with Atlantic Road in a popular but secondary location. The property shares the vicinity with mainly local traders but some well known names, including the Dogstar bar, which is just a few doors away. The property is within walking distance of the very centre of Brixton with its wide variety of shopping, overground and underground railway lines and markets.



## **DESCRIPTION**

The property comprises a ground floor shop with basement stores beneath and additional retail and ancillary over first and second floors. The upper parts would originally have been residential and may be suitable for residential conversion and self-containment subject to any necessary consents. The property has been most recently used for music instrument sales and has security shuttering across the entire frontage, good security to the rear and a useful rear yard which is enclosed but not covered. The property is considered suitable for a variety of businesses together with potential redevelopment subject to any required planning consents.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>5.18m</b>	<b>17'</b>
<b>Internal Width</b>	<b>5.02m</b>	<b>16'5</b>
<b>Shop Depth</b>	<b>8.01m</b>	<b>26'3</b>
<b>Sales Area</b>	<b>39.94m<sup>2</sup></b>	<b>430 ft<sup>2</sup> (approx)</b>
<b>Basement</b>	<b>32.97m<sup>2</sup></b>	<b>355 ft<sup>2</sup> (approx)</b>
<b>First floor</b>	<b>13.47m<sup>2</sup></b>	<b>145 ft<sup>2</sup> (approx)</b>
<b>Second floor – Room 1</b>	<b>13.93m<sup>2</sup></b>	<b>150 ft<sup>2</sup> (approx)</b>
<b>Room 2</b>	<b>11.61m<sup>2</sup></b>	<b>125 ft<sup>2</sup> (approx)</b>
<b>Yard</b>	<b>10.21m<sup>2</sup></b>	<b>110 ft<sup>2</sup> (approx)</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 freehold with vacant possession on completion.

## **USE/PLANNING**

We understand the property currently falls within Class A1 (General Retail) of the current Town and Country (Use Classes) Order and has been used for many years as a retail outlet for musical instruments. The property is suitable for some form of redevelopment including self-containment of the upper parts subject to any necessary consents.

## **PRICE**

An initial rent of **£285,000 (two hundred and eighty five thousand pounds)** is sought for our client's freehold interest in the above.

## **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.