



## 112 Brixton Hill, London, SW2 1AH

A ground floor lock-up shop and rear yard to let. New lease available.

020 8681 2000

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specialist advice on all property matters

# 112 Brixton Hill, London, SW2 1AH

## £15,000 Per Annum Exclusive

**LOCATION:** - The property is situated fronting Brixton Hill (A23) which is a main commuter route connecting Brixton and Streatham. The property benefits from large quantities of passing vehicular traffic and footfall and has numerous bus routes, many of which stop nearby. The property shares the vicinity with a mixture of local and specialist trades. The surrounding area is a densely populated residential catchment.

**DESCRIPTION:** - The property comprises a ground floor mid-terrace lock-up shop with access to a rear yard which itself has pedestrian access from Blenheim Gardens. The property benefits from electric shutters at both the front and rear and is considered suitable for a variety of trades. Internally there is a sales area as well as rear stores.

**ACCOMMODATION:** -

Gross frontage	4.662m (15ft)
Internal width	4.662m (15ft)
Shop depth	14.22m (46ft)
Sales area	46.61 <sup>2</sup> (501ft <sup>2</sup> ) approx.
Store 1	7.90m <sup>2</sup> (85ft <sup>2</sup> ) approx.
Store 2	3.35m <sup>2</sup> (36ft <sup>2</sup> ) approx.
Rear yard	46.13m <sup>2</sup> (496ft <sup>2</sup> ) approx.
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**USE/PLANNING:** - We understand the property currently falls within Class E (Retail / Office) of the current Town and Country Planning (Use Classes) Order and is considered suitable for a wide variety of trades.

**TENURE:** - The property is to be offered by way of a new lease, the length of which is to be negotiated.

**RENT:** - An initial rent of £15,000 (fifteen thousand pounds) per annum exclusive is sought.

**EPC RATING:** - A new EPC has been commissioned and will be made available upon request.

**VAT:** - We are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents.

**VIEWINGS:** -Viewings by prior arrangement – please telephone 0208 681 2000.

**BUSINESS RATES:** - The property has a ratable value of £9,900. Interested parties should contact the local authority to confirm the rates PAYABLE. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

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Viewings by prior arrangement - call our team for more information

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