



258 Brixton Hill, London, SW2 1HF

Highly visible corner shop in a busy through road (A23)

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

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LOCATION: - The property is situated fronting Brixton Hill just to the north of its junction with the South Circular and with a good corner position. Brixton Hill forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic and footfall. The A23 has numerous bus routes, many of which are stopped nearby. The property shares the vicinity with a mixture of local and specialist trades with some multiple representation including a large William Hill bookmaker within walking distance and with Sainsburys Local convenience store. Although situated on a red route there is short term parking available outside the premises. The surrounding area is a densely populated residential catchment including a large block of flats which is immediately opposite.

DESCRIPTION: - The property comprises of a corner position with effectively two frontages, entered by a central entrancing door. The two frontages and entrance door have security shutters. Internally, the shop has been refurbished to a very high quality including laminate flooring.

We have been informed that the landlord will fit new roller shutters throughout prior to tenant's occupation.

ACCOMMODATION:

Gross frontage	3.75m (12.3ft)
Internal width	3.75m reducing to 1.62m (12.3ft reducing to 8.6ft)
Shop depth	15.35m (50ft)
Sales area	46.0m ² (452ft ² approx)
Males and female WCs	
Kitchenette and toilet to the rear	

USE/PLANNING: - We understand the property currently falls within Class A1 (General Retail) of the current Town & Country (Use Classes) Order and would suit a variety of retail trades.

TENURE: - The property is offered by way of a sale of a new 999 year lease at a peppercorn ground rent and on full repairing and insuring terms. This is to be considered a virtual freehold interest.

PRICE: - Offers in excess of £215,000 are sought for our client's long leasehold interest.

BUSINESS RATES: - The property has a ratable value of £13,500. Interested parties should contact the local authority to confirm the rates PAYABLE.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an Energy Performance Certificate rating of 77 within Band D Rating

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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

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