



280 Brixton Hill, London, SW2 1HT

A former takeaway in a highly visible position to let under a new lease- NO

PREMIUM

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Rent: £20,000 per annum exclusive

LOCATION: -The property is situated fronting Brixton Hill, to the north of its junction with the South Circular, in a highly visible position. Brixton Hill forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic and moderate pedestrian footfall. The A23 has a number of bus routes, many of which are stopped nearby. The property shares the vicinity with a mixture of local and specialist trades and, although situated on a red route, there is short-term parking available outside of the premises. The surrounding area is a densely populated residential catchment which the parade is able to service.

DESCRIPTION: - The property comprises a ground floor lock-up shop formerly used as a takeaway. The property is currently partitioned as a sales area, food preparation area to the rear and some ancillary stores. There is rear access via a small rear yard which backs on onto Rodmill Lane. The property has most recently been used as a takeaway but is considered suitable for a variety of uses. A small basement is accessible via a hatch in the sales area

ACCOMMODATION: -

Gross frontage 5.756m (19ft)
Internal width 5.756m (19ft) reducing to 3.690m (12ft)
Shop depth 8.526m (28ft)
Sales area 45.1m² (485ft²)
Food prep area 18.29m² (196ft²)
Ancillary 1 4.0m² (43ft²)
Ancillary 2 8.4m² (90ft²)
WC
Small rear yard

USE/PLANNING: - We understand that the property formerly fell within Class A5 of the Town and Country Planning (Use Classes) Order, superseded by Sui Generis.

Interested parties should make their own enquiries with the Local Authority regarding their intended use.

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 £20,000 (Twenty thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £8,600 (Eight thousand six hundred pounds). Interested parties should contact the Local Authority to confirm the rates payable.
www.tax.service.gov.uk/business-rates-find/search

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

VAT: - All rents and capital figures quoted within these details are exclusive of VAT unless otherwise stated.

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

020 8769 0161

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