

London SW9

20 Atlantic Road Brixton SW9 8JA

- **Freehold Restaurant Ground Rent Investment**
- Entirely let to Oaxaca Limited (t/a Wahaca) on a lease expiring 2039 (no breaks)
- Prominent corner location close to Brixton Underground and Rail Stations opposite the extensive Arches redevelopment
- Densely populated South West London suburb
- Rent Review May 2019
- Current Rent Reserved
£135,000 pa



Tenure
Freehold.

Location

Brixton is a densely populated suburb of South West London, some 2 miles south of Central London and 4 miles north of Streatham. The property is located on the south of Atlantic Road on its junction with Electric Lane, some 25 metres from Brixton Rail Station and some 60 metres from Brixton Underground Station (Victoria Line). The property is also some 150m from Pop Brixton, a new community initiative which showcases young businesses (ie bars, restaurants and street food). The property is located opposite the Brixton Arches redevelopment (hatched in blue). This will create new retail frontages along Brixton Station Road and Atlantic Road, which will improve the condition, quality and visitor footfall and help provide a boost for the local economy. For further information please see: <https://property.networkrail.co.uk/brixton-arches.aspx>. Occupiers close by include Argos, The Carphone Warehouse, O2, Pret a Manger, Three, William Hill and Iceland, amongst many others.

Description

The property is arranged on basement and ground floor to provide a ground floor restaurant with ancillary storage below.

The upper floors are residential and will be sold off on a long lease and are not included in the sale

The property provides the following accommodation and dimensions:

Ground Floor	312.60 sq m	(3,365 sq ft)
Basement Store	81.91 sq m	(882 sq ft)
Total	394.51 sq m	(4,247 sq ft)

Tenancy

The property is at present let to OAXACA LIMITED (t/a Wahaca) for a term of 25 years from 20th May 2014 at a current rent of £135,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The upper floors comprise 3 x two bedroom and 4 x one bedroom flats and are let to the vendor on a lease expiring 2365 at a peppercorn ground rent.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.



Restaurant let on a lease
expiring 2039