

Brixton

22-24 (Lot 21) & 26 Atlantic Road (Lot 22)

London SW9 8JA

- Freehold Shop Investment
- To be offered as two lots
- Located approximately 150m from Pop Brixton, 60m from Brixton Overground Station and 150m from Brixton Underground Station (Victoria Line)
- Densely populated South West London suburb
- Rent Reviews 2019
- Current Rent Reserved

Lot 21 £46,000 pa
Lot 22 £23,000 pa



Tenure

Freehold.

Location

Brixton is a densely populated suburb of South London, some 2 miles south of Central London and 4 miles north of Streatham.

The property is located on the north side of Brixton Station Road, close to its junction with Brixton Road (A23), which forms part of the busy A23 and runs south through Brixton town centre. The property lies 150m from Brixton Underground Station (Victoria Line) and 60m from Brixton Overground Station.

The property is also some 150m from Pop Brixton, a new community initiative which showcases young businesses (ie bars, restaurants and street food).

The properties are 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.

Occupiers close by include Argos, The Carphone Warehouse, O2, Pret a Manger, Three, William Hill and Iceland, amongst many others.

Description

The properties are arranged on ground floor only to provide two separate retail shops. The upper floors are residential and are to be sold off from completion.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Lot	No.	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Lot 21	22-24 Atlantic Road	Asif Hussain	Ground Floor (GIA)	105.00 sq m (1,130 sq ft)	15 years from 07.08.2009 Rent review every 5th year FR & I	£46,000 p.a.	Rent Review 2019
	Upper Parts	Vendor	Residential		125 years from completion	Peppercorn	
Lot 22	26 Atlantic Road	Ahmed Reza	Ground Floor	32.00 sq m (344 sq ft)	20 years 15 days from 04.03.2009 Rent review every 5th year FR & I	£23,000 p.a.	Rent Review 2019
			Basement	16.00 sq m (172 sq ft)			
			Total	48.00 sq m (516 sq ft)			
	Upper Parts	Vendor	Residential		125 years from completion	Peppercorn	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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