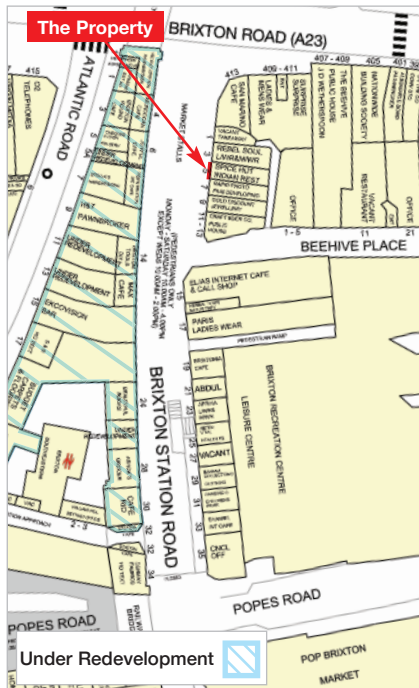


London SW9

5 Brixton Station Road Brixton SW9 8PA

- **Well Located Leasehold Shop Investment**
- Let on a lease expiring in 2022
- Located approximately 150m from Pop Brixton, 60m from Brixton Overground Station and 150m from Brixton Underground Station (Victoria Line)
- No VAT applicable
- Current Gross Rent Reserved
£25,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held for a term of 99 years from 26th November 2012 (thus having some 94.5 years unexpired) at a fixed ground rent of £300 per annum.

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.

Occupiers close by include Marks & Spencer, New Look, TK Maxx, Shoe Zone and Nationwide Building Society, amongst others. 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 green). 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>

Description

The property is arranged on ground floor only to provide a takeaway unit. The unit benefits from rear access. The property forms part of a larger building the remainder of which is not included within the property to be sold.

The property provides the following accommodation and dimensions:

Gross Frontage	4.50 m	(14' 9")
Net Frontage	3.80 m	(12' 6")
Shop Depth	7.45 m	(24' 5")
Built Depth	13.65 m	(44' 9")

Tenancy

The property is at present let to MR HUSSAIN AND MR KETCHNER (t/a Curry Junction) for a term of 15 years from 26th February 2007 at a current rent of £25,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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