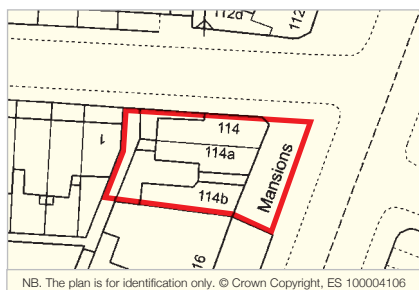


London SW2

Blenheim Mansions, 114, 114A and 114B Brixton Hill, Brixton SW2 1RS

- **A Freehold Unbroken Four Storey Corner Building**
- Internally arranged to provide Three Ground Floor Retail Units and Nine Self-Contained Flats above
- Each Retail Unit subject to a Commercial Lease
- Six Flats subject to Assured Shorthold Tenancies, One Flat subject to a Regulated Tenancy and Two Flats Vacant
- There is also an Advertising Hoarding which is subject to a Lease
- **In the same Family Ownership for over 60 Years**
- **Total Current Rent Reserved**
£161,280.04 per annum (equivalent)
with Two Flats Vacant

**EIGHT WEEK COMPLETION
PERIOD AVAILABLE**



To View

Please email pam.huggett@allsop.co.uk using the subject header 'View Lot 49'.

Seller's Solicitor

Irwin Mitchell LLP (Ref: C Baker).
Tel: 0207 650 3806.
Email: chris.baker@irwinmitchell.com

**INVESTMENT/VACANT –
Freehold Building**



Tenure

Freehold.

Location

The property is situated on the west side of Brixton Hill (A23), at its junction with Blenheim Gardens. Local shops and amenities are readily available on Brixton Hill, with the more extensive facilities of Brixton being within a 10 minute walk to the north, including Brixton Underground (Victoria Line) and Rail Stations. Road access is provided by the A23, and both the South Circular Road (A205) and the A3. The open spaces of Brockwell Park are within close proximity to the east.



Description

The property comprises an unbroken four storey corner building arranged over ground and three upper floors. The property is internally arranged to provide three ground floor retail units and nine self-contained flats above. There is also an advertising hoarding. The property includes a small yard at the rear and also a car parking space behind number 114 Brixton Hill. We are informed by the Vendor that the property benefits from timber framed double glazing to the front and uPVC double glazing to the rear.

Accommodation and Tenancies

The commercial units and Flat 5 have not been inspected by Allsop. The information relating to these units was provided by the Vendor. NB. The measurements for the commercial units were obtained from the VOA website. The floor areas for the flats were provided by the Vendor.

Unit	Floor	Accommodation	Area sq m	(sq ft)	Terms of Tenancy	Current Rent £ p.a.
114	Ground	Retail Unit	72.00 sq m	(775 sq ft)	Subject to a Commercial Lease in favour of The Co-operative Group for a term of 10 years from 22nd August 2018	£14,000 p.a.
Hoarding	Ground	Advertising Hoarding	–		Subject to a Lease in favour of Primesight Ltd for a term of 5 years from 1st January 2015	£700 p.a.
114A	Ground	Retail Unit	54.15 sq m	(582 sq ft)	Subject to a Commercial Lease in favour of an individual for a term of 16 years from 27th October 2014	£8,500 p.a.
114B	Ground	Retail Unit	52.75 sq m	(568 sq ft)	Subject to a Commercial Lease in favour of Cut Throat London Ltd for a term of 10 years from 23rd June 2017	£12,000 p.a.
Flat 1	First	Reception Room/Kitchen, Three Bedrooms, Bathroom/WC and wash basin	64.80 sq m	(698 sq ft)	Subject to an Assured Shorthold Tenancy for a term expiring 21st September 2018 (holding over)	£18,840 p.a.
Flat 2	Second	Reception Room/Kitchen, Three Bedrooms, Bathroom/WC and wash basin	64.80 sq m	(698 sq ft)	Subject to an Assured Shorthold Tenancy for a term expiring 14th June 2019	£21,600 p.a.
Flat 3	Third	Reception Room/Kitchen, Three Bedrooms, Bathroom/WC and wash basin	64.80 sq m	(698 sq ft)	Vacant	–
Flat 4	First	Reception Room/Kitchen, Three Bedrooms, Bathroom/WC and wash basin	69.40 sq m	(747 sq ft)	Vacant	–
Flat 5	First	Reception Room/Kitchen, Three Bedrooms, Bathroom/WC and wash basin	59.50 sq m	(641 sq ft)	Subject to a Regulated Tenancy (effective date: 6th February 2018) at a registered rent of £180 per week	£9,360 p.a.
Flat 6	Second	Reception Room, Three Bedrooms, Kitchen, Bathroom/WC and wash basin	69.40 sq m	(747 sq ft)	Subject to an Assured Shorthold Tenancy for a term expiring 29th January 2019	£18,000 p.a.
Flat 7	Second	Reception Room/Kitchen, Three Bedrooms, Bathroom/WC and wash basin	59.50 sq m	(641 sq ft)	Subject to an Assured Shorthold Tenancy for a term expiring 9th March 2019	£20,400 p.a.
Flat 8	Third	Reception Room/Kitchen, Three Bedrooms, Bathroom/WC and wash basin	69.40 sq m	(747 sq ft)	Subject to an Assured Shorthold Tenancy for a term expiring 14th September 2019	£19,200 p.a.
Flat 9	Third	Reception Room/Kitchen, Three Bedrooms, Bathroom/WC and wash basin	59.50 sq m	(641 sq ft)	Subject to an Assured Shorthold Tenancy for a term expiring 17th October 2018 (holding over)	£18,680.04 p.a.
						Total £161,280.04 p.a.

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

