

London SW9
254 Coldharbour Lane
Brixton
SW9 8SE

- **Freehold Shop and Residential Ground Rent Investment**
- Well located in popular London postcode, close to Loughborough Junction Rail Station
- Comprises a ground floor and basement shop, with residential above (sold off)
- Shop let on new 15 year lease
- No VAT applicable
- Shop Rent Review 2019
- Total Current Rents Reserved **£14,050 pa**



Tenure
Freehold.

Location

Brixton is a densely populated suburb in South East London, some 2 miles south of Central London and 4 miles north of Streatham. The property is situated on the north side of Coldharbour Lane, less than half a mile east of central Brixton and the Underground station, and 200 yards from Loughborough Junction Rail Station, which provides services to London Bridge, St Pancras International and Gatwick Airport. Occupiers close by include Tesco Express and a range of local retailers.

Description

The property is arranged on basement, ground and two upper floors to provide a shop with self-contained flat above which has been sold off on a long lease.

VAT

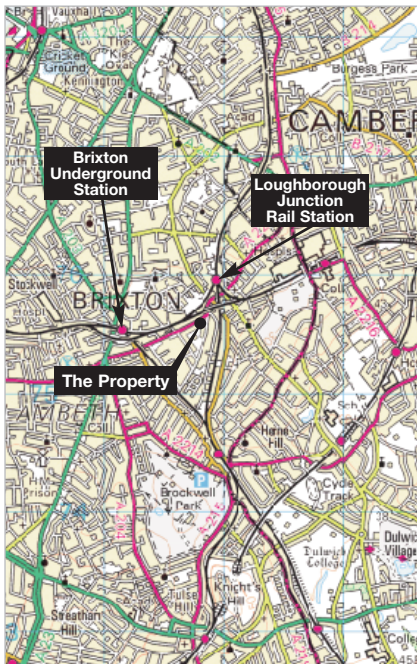
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor & Basement	O Williams (1) (t/a Kool Kut Barbers)	Gross Frontage	5.74 m (18' 10")	15 years from 01.10.2016 Rent review every 3rd year FR & I	£14,000 p.a.
		Net Frontage	3.86 m (12' 8")		
		Shop Depth	4.24 m (13' 11")		
		Built Depth	5.81 m (19' 1")		
		Ground Floor	22.5 sq m (242 sq ft)		
		Basement	6.85 sq m (73 sq ft)		
		Total	29.35 sq m (315 sq ft)		
Upper Floors	Individual	First & Second Floor Residential – Not inspected	125 years from 02.11.1989	£50 p.a.	Rent Review 2114

(1) We understand the tenant has been in occupation since January 2016 on a licence paying £1,125 per calendar month, prior to the new lease being agreed.

Total £14,050 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

Seller's Solicitor Ms S Jones, SCJ Solicitors. Tel: 01286 677897 e-mail: samantha.jones@scjsolicitors.co.uk