

Brixton SW2

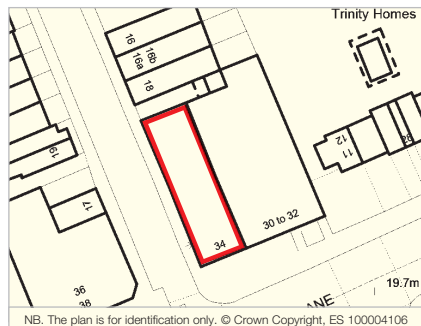
34 Acre Lane, London, SW2 5SG

- A Well Located Freehold Two Storey Corner Building
- Currently arranged to provide Commercial Accommodation
- Extending to Approximately 529.5 sq m (5,699 sq ft) GIA
- Site Area Approximately 0.028 Hectares (0.070 Acres)
- Possible Potential for Redevelopment to provide Residential Accommodation
- Pre-application submitted for Conversion to provide Seven Self-Contained Flats with Retention of Part Ground Floor Retail

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE**

BY ORDER OF A PENSION FUND



To View

The property will be open for viewing every Monday between 2.45 – 3.15 p.m. and Wednesday between 10.45 – 11.15 a.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Joint Auctioneer

Ben Briant MRICS.
Tel: 07767 167777.

Seller's Solicitor

The Wilkes Partnership Solicitors (Ref: TC)
Tel: 0121 710 5816
Email: tcopelstone@wilkes.co.uk

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the north of Acre Lane (A2217) at its junction with Trinity Gardens. An extensive range of local amenities is available along Acre Lane, Brixton Road and Coldharbour Lane. Brixton town centre is readily accessible. Brixton Underground Station (Victoria Line) is 0.2 miles to the north-east and Brixton Overground Station is 0.3 miles to the north-east. The green spaces of Brockwell Park are to the south.

Description

The property comprises a corner building arranged over ground and upper floors beneath a flat roof. The property is internally arranged to provide commercial accommodation and occupies a site extending to approximately 0.028 hectares (0.070 acres). The property may afford potential for residential redevelopment subject to all necessary consents being obtained.

Accommodation

Ground Floor — Shop, Office, Store Room (Shutter providing access onto the road)

First Floor — Store, Two WCs and wash basin, Kitchen

The property was not measured by Allsop. The following information was supplied by the Vendor.

The GIA extends to approximately 529.5 sq m (5,699 sq ft)

Site Area Approximately 0.028 Hectares (0.070 Acres)

Planning

Local Planning Authority: London Borough of Lambeth.

Email: lambethplanning@lambeth.gov.uk

The property may afford development potential subject to obtaining all necessary consents.

A planning pre-application has been submitted for conversion of premises into seven residential units with retention of retail floorspace at ground floor level.

Plans and associated documents are available from the auctioneers upon request, please email jimmy.bruce@allsop.co.uk.

Prospective purchasers attention is drawn to a letter containing pre application advice from Lambeth Council dated 7th April 2015, a copy of which is available for inspection in the legal pack.

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 £750 (including VAT) upon exchange of sale memoranda.

