



CLASS E INVESTMENT IN FASHIONABLE BRIXTON - 6 YEARS INCOME
OFFERS IN THE REGION OF £320,000 LEASEHOLD
262 BRIXTON ROAD LONDON SW9 6AQ

 **Willmotts**
The Complete Property Service
020 8748 6644

- INCOME PRODUCING £20,000 WITH ERV £25,000
- EXCELLENT LOCATION JUST 0.6 MILES FROM BRIXTON TUBE
- COMMERCIAL RENT REVIEW IN 2026
- UNBROKEN TERM UNTIL FEBRUARY 2031

Location

Brixton is a London Underground station on Brixton Road in Brixton in the London Borough of Lambeth. It is the southern terminus of the Victoria line and the next station towards north is Stockwell. The station is known to have the largest London Underground roundel on the network.

Brixton Market comprises a street market in the centre of Brixton, south London, and the adjacent covered market areas in nearby arcades; Reliance Arcade, Market Row and Granville Arcade. The market sells a wide range of foods and goods but is best known for its African and Caribbean produce, which reflect the diverse community of Brixton and surrounding areas of Lambeth.

Description

A rare opportunity to acquire a mid-terrace building arranged over ground and two upper floors, consisting of a commercial unit on the ground floor, trading as a franchise operator of Cake Box. The 3 flats above have been sold off.

User

We believe the premises fall under Class E use of The Town & Country Planning(Use Classes) (Amendment) (England) Regulations 2020, however interested parties should confirm this with the Local Authority.

Local Authority

London Borough of Lambeth.

EPC

The property has a Energy Performance Rating of B(39). A copy of the EPC certificate is available on request.

Accommodation & Tenancy Schedule

The property offers the following (NIA) approximate dimensions;

Unit	Floor	Tenant	Sqm	SqFt	Lease expiry	Next Review	Income	ERV
Retail unit	Ground floor	Cake Box	76.18	820.00	24/02/2031	24/02/2026	£ 20,000.00	£25,000
TOTAL			76.18	820.00			£ 20,000.00	

Tenure

Long leasehold subject to the existing tenancy. A new 999 year lease will be provided on a peppercorn ground rent.

Terms

Offers in the region of £320,000 for the property are invited, subject to the existing tenancy. A purchase at this level provides a NIY of 6.06% after allowing for purchasers standard cost at 3.22%.

Service Charge

To be confirmed.

VAT

The property has not been elected for VAT purposes.

Legal

Each party to bear its own legal costs.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

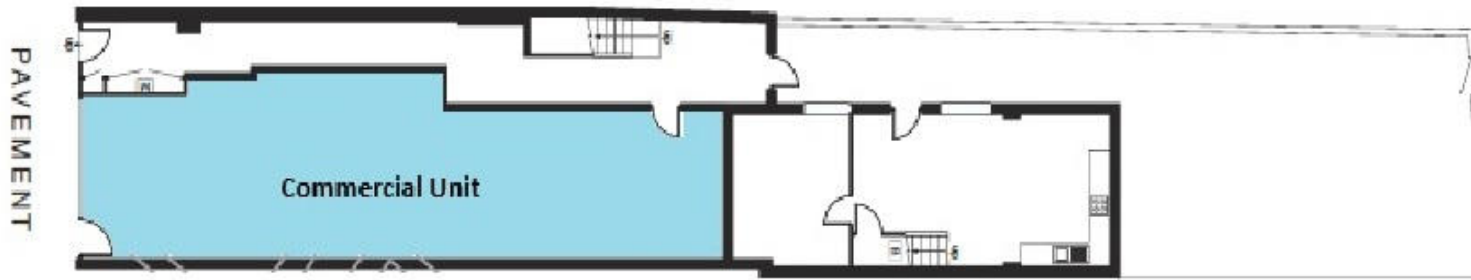
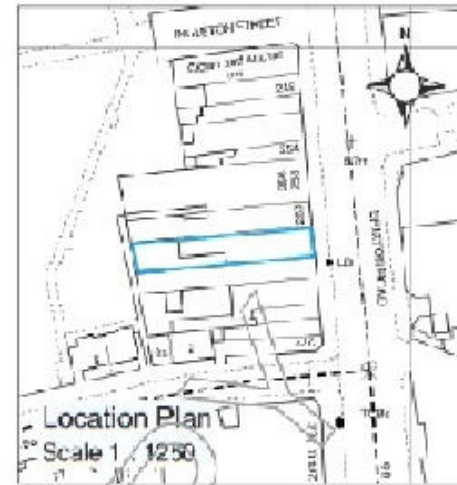
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Ground Floor Commercial Unit
262 Brixton Road
SW9 6AQ



Viewing

By appointment only via seller's sole agent: Willmotts Chartered Surveyors.

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