





### Location:

A rare opportunity to acquire a prominent freehold building on the busy Coldharbour Lane in Brixton. Brixton Underground Station (Victoria Line Services) and Brixton Station (National Rail Services) are located close to the subject property.

Nearby occupiers predominantly consist of well-established independent operators including several bars and restaurants.

### Accommodation:

The unit is arranged over a Ground Floor and First Floor only and has the following approximate net internal areas:

<b>Ground Floor Commercial:</b>	<b>719 sq. ft.</b>	<b>(66.78 m<sup>2</sup>)</b>
<b>First Floor Flat:</b>	<b>522 sq. ft.</b>	<b>(48.49 m<sup>2</sup>)</b>

The First Floor residential comprises two bedrooms, reception room, separate kitchen, bathroom and rear balcony.

### Use:

The Ground Floor premises benefits from Class E planning consent. The First Floor benefits from C3 planning consent.

### Price:

Guide Price: **£850,000**

### Legal Costs:

Each party to bear their own legal costs.

### Tenancy Information:

The Ground Floor is currently let on a 15-year lease expiring 21<sup>st</sup> December 2038 to Smartt-Campbel Ltd at a rental of £40,000 per annum. There is an open market upwards only rent review on 22<sup>nd</sup> December 2028.

The 2 bed flat is currently let on an AST expiring 12<sup>th</sup> March 2027 at a rental of £1,300 pcm.

Total Income: £55,600 per annum exclusive.

### Viewings:

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