



AVAILABLE - TO LET / FOR SALE

294 Brixton Road, London SW9 6AG

Class E premises, 583 sq ft (54.1 sq m)

Rent £27,000 pax /

Freehold Sale Price Offers in excess of £325,000

All enquiries to

0203 576 3331

Assemblycre.co.uk



Assembly.

Commercial Real Estate

294 Brixton Road, London SW9 6AG

Class E premises, 583 sq ft (54.1 sq m)



Location

The property is located on Brixton Road, opposite the junction with Loughborough Road. The local area is predominately residential with commercial properties located along Brixton Road. There is a good blend of local occupiers nearby including shops, restaurants and bars.

Description

The shop is arranged over ground floor and basement and will be offered with vacant possession. The 4 flats above have been sold off in 2023 on new 125 year long leaseholds.

Price Offers in excess of £325,000 for the freehold interest. The ground rents for each apartment is £350 per annum, giving a total income of £1,400 per annum if you acquire the freehold.

Rent £27,000 per annum exclusive

Business Rates for 2023/2024 No rates payable

Building Type Class E use

VAT The premises are elected for VAT

EPC Rating C-68

Size

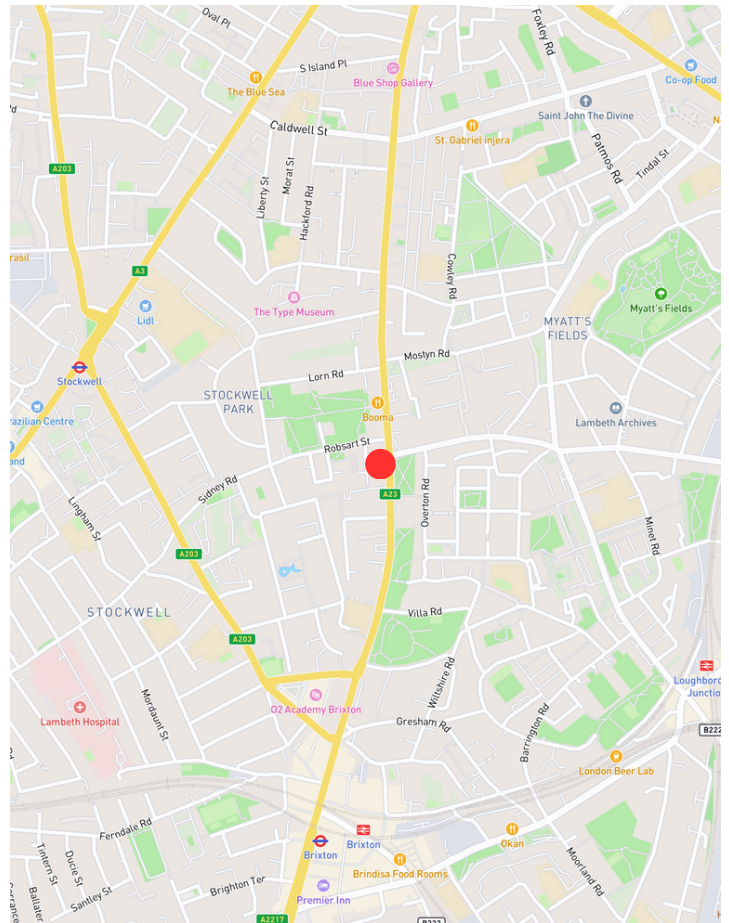
Ground - 252sq ft (23.4 sq m)

Basement - 331 sq ft (30.7 sq m)

Total - 583 sq ft (54.1 sq m)

Anti Money Laundering Procedure when buying

Anti money laundering procedures In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.



Contact Owners Joint Sole Agents

Assembly CRE

020 3576 3331

www.assemblycre.co.uk

Jamie Mackenzie

07533 348 479

jamie@assemblycre.co.uk

Paul Goodsir

07808 401 818

paulgoodsir@goodsircommercial.co.uk



These particulars do not constitute an offer or contract.

Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.