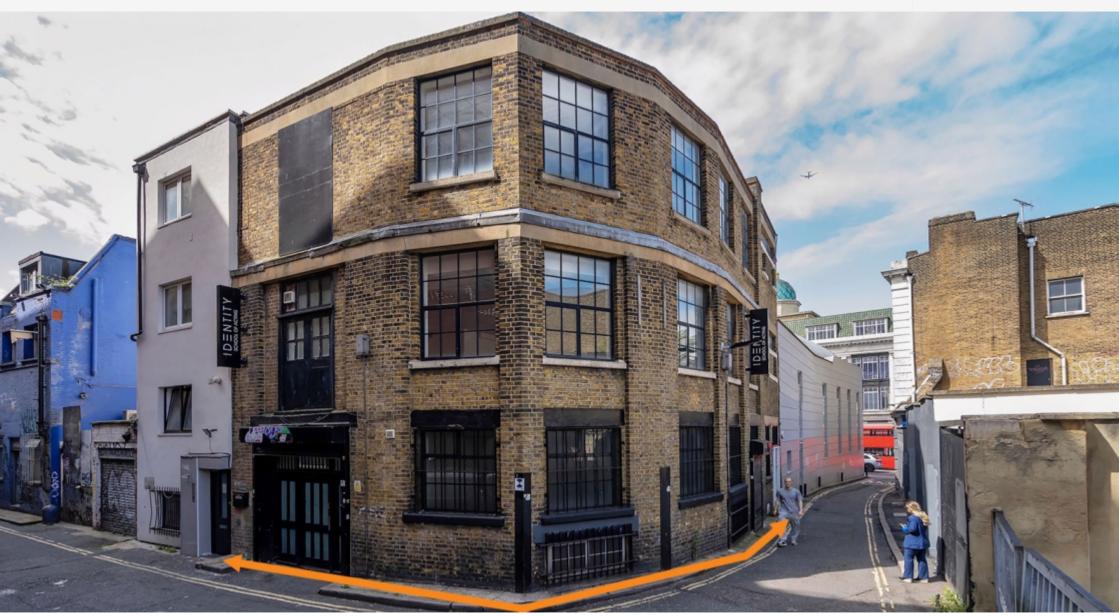
SW9 7QR

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Freehold Vacant Office with Development/Change of Use Opportunity

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Property Information

Freehold Vacant Office with Development/Change of Use Opportunity

- Four Storey Office Building
- Approximately 2,899 sq ft
- Future Residential Development & Change of Use potential (subject to consents)
- 100 metres from Brixton Underground Station (Victoria Line 13 minutes from Oxford Circus) & Brixton Train Station (Overground - 17 minutes from Waterloo)
- Nearby retailers include Marks & Spencer, Sainsbury's Local, Iceland, Boots the Chemist, Superdrug, Leon, KFC, H&M, JD Sports, United Colors of Benetton and TKMaxx
- VAT free investment

Lot Auction

27 21st September 2023

Vacant Possession Status

Available

Sector

Development Auction Venue

Live Streamed Auction

Location

Miles 100m from Brixton Underground Station, 3.5 miles south-west of

Central London

Roads A23, A203, A2217

Rail Brixton Underground (Victoria Line) and Rail Station

r London City Airport, London Heathrow Airport, London Gatwick

Airport

Situation

Brixton is a vibrant and densely populated suburb of South London, some 2 miles south of Victoria and 4 miles south-west of City of London. The property is situated to the east side of Brixton Road (A23), and boasts excellent communication links being within 100 metres of both Brixton Tube Station (Victoria Line) and Brixton Train Station (Overground). Nearby retailers include Marks & Spencer, Sainsbury's Local, Iceland, Boots the Chemist, Superdrug, Leon, KFC, H&M, JD Sports, United Colors of Benetton and TKMaxx.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a four storey office building arranged over ground, basement, first and second floors.

VAT

VAT is not applicable to this lot.

Note

Please note the buyer will pay 1% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

Six Week Completion

DISCLAIME

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant
Ground Basement First Second	Offices Ancillary Offices Offices	71.10 70.80 63.70 63.70	(765) (762) (686) (686)	VACANT
Total		269.30	(2,899)	

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

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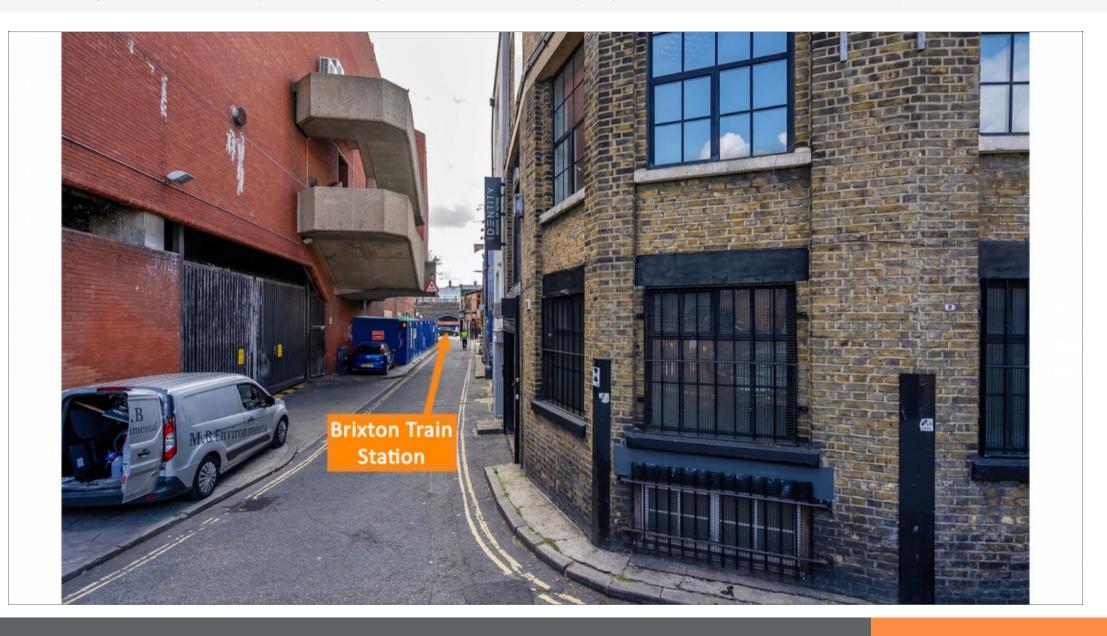




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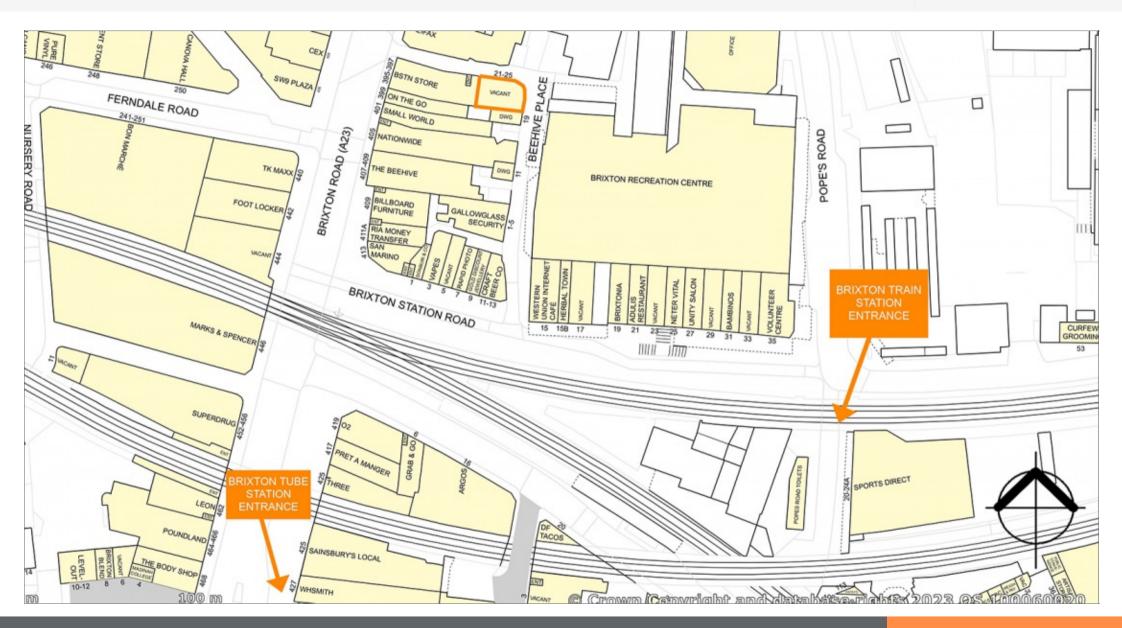


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