

**Lot 27, 21-25 Beehive Place, Brixton, London,  
SW9 7QR**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Freehold Vacant Office with Development/Change of Use Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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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

27

#### Auction

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
- Air** 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

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## Tenancy & Accommodation

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

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



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## Contacts

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