

Hooper

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# **WELL MODERNISED** **SHOP AND BASEMENT** **TO LET**

LOCATED JUST OUTSIDE THE CENTRE OF BRIXTON PROVIDING AN ATTRACTIVE RETAIL SPACE WITH FULL HEIGHT BASEMENT AVAILABLE UNDER A NEW LEASE.

**62 ATLANTIC ROAD BRIXTON**  
**LONDON SW9 8PY**

## **LOCATION**

The property is situated with a good frontage to Atlantic Road just south of its junction with Coldharbour Lane. Atlantic Road is a busy thoroughfare and link between Brixton and Herne Hill and the property benefits from considerable passing vehicular traffic and a fair amount of pedestrian flow generated by nearby retailers, restaurants and a densely populated residential catchment in the vicinity. The very centre of Brixton is just a short walk away providing extensive transport and multiple shopping facilities.



## **DESCRIPTION**

The property comprises a ground floor and basement premises most recently occupied as a retail gift shop but considered suitable for a variety of trades. The property has a shop front with electric security shuttering over and modern lighting. There is a central galleried access into the basement which is full height and is currently used as an additional retail space. There is an internal WC.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>4.81m</b>	<b>15'8</b>
<b>Internal Width</b>	<b>4.63m</b>	<b>15'2</b>
<b>Shop Depth</b>	<b>9.20m</b>	<b>30'2</b>
<b>Total Floor Area</b>	<b>37.16m<sup>2</sup></b>	<b>400 ft<sup>2</sup> (approx)</b>
<b>Basement</b>	<b>34.83m<sup>2</sup></b>	<b>375 ft<sup>2</sup> (approx)</b>
<b>Internal WC</b>		

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

## **TENURE**

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

## **USE/PLANNING**

We understand the property currently falls within Class A1 (General Retail) of the current Use Classes Order and would suit a variety of trades. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **RENT**

An initial rent of **£16,000 (sixteen thousand pounds)** per annum exclusive is sought.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.