



- Close to central Brixton and the A23
- Walking distance to Brixton Station
- Extensive external space
- Suitable for alternative uses, subject to planning consent

Location

The property is located on Somerleyton Road close to the junction with Coldharbour Lane, approximately 0.3 miles to the south-east of central Brixton, close to the A23.

The surrounding area is a mix of residential, light industrial and commercial uses. Brixton House Theatre is adjacent to the property.

Brixton Underground (Victoria Line) and Brixton Station (Southeastern Railway) are within easy walking distance.

Description

The property consists of a single storey building that was formerly used as a temporary school. The property is partitioned into classrooms, offices, staff amenity space, and WC's. There is extensive external space with hardstanding.

There is potential to divide the external space to accommodate smaller size requirements. Further details are available on request.

The property has potential for alternative uses including storage, leisure, and other meanwhile uses, subject to planning consent.

Accommodation

Description	Approx. Size (GIA)	
-	Metric	Imperial
Gross Site Area	3,747.15 sq. m	40,334 sq. ft
Ground Floor Former School	765.16 sq. m	8,236 sq. ft

Lease

Short term lease expiring in Q4 2024. The Lease is to be contracted outside Section 24 to 28 of the Landlord & Tenant Act 1954.

2 - 8 SOMERLEYTON ROAD, BRIXTON, LONDON, SW9 8ND



Offers

The Landlord is seeking offers in the region of £180,000 per annum exclusive of business rates, utilities, and all other outgoings.

Within your offer, please include the following information:

- 1. Proposed fitting out works and investment.
- 2. Proposed business use and business plan containing 3 years' financial forecast and track record.
- 3. A Tenancy Application form which can be requested from the agents.

Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

Rates

The property is currently not assessed for rates. The ingoing tenant will be required to notify the Valuation Office of their occupation so the premises can be assessed for rates.

Planning

All planning related enquiries should be via Lambeth Council Planning Department.



VAT

The property is not subject to VAT.

Costs

The ingoing tenant will be responsible for the landlord's legal, administrative and agent's costs incurred in connection with the transaction.





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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL



Viewing and further information:

Paul Moody

Tel: 020 7851 2129/07774 693545

Email: paul.moody@sw.co.uk

James Sharman

Tel: 020 7851 2125/07711 575902

E-mail: james.sharman@sw.co.uk

Sanderson Weatherall LLP 4th Floor 87/88 Bartholomew Close London EC1A 7BL

> Sanderson Weatherall

> > sw.co.uk