



Sanderson  
Weatherall

**FORMER TEMPORARY SCHOOL PREMISES & EXTENSIVE  
EXTERNAL SPACE - SUITABLE FOR STORAGE AND OTHER  
USES SUBJECT TO PLANNING CONSENT**

**TO LET ON SHORT TERM BASIS**



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

**sw.co.uk**



- 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.



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



