

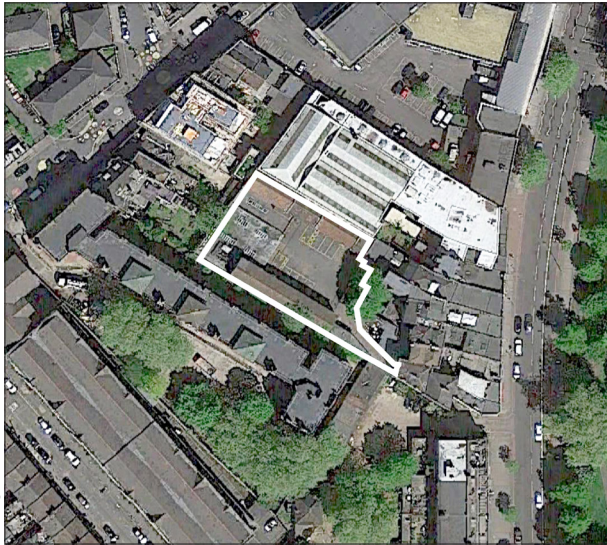


Brixton Hill Place, 1-4 Brixton Hill, London, SW2 1HJ

For sale freehold residential development opportunity

Opportunity Summary

- Residential opportunity to provide a private courtyard development, subject to obtaining the necessary permissions
- Site area extends to circa 0.35 acres (0.14 ha)
- Existing office and ancillary floor area measuring circa 13,153 sq ft (1,222 sq m)
- Offers sought for the freehold interest on either an unconditional or subject to planning basis.



© Google Earth Pro. Not to scale.



Location

The property is located on Brixton Hill, circa one mile south of Brixton town centre and 4.5 miles south of central London.

The property is bound by predominantly residential uses. To the north-east the property is bound by a self-storage unit which is occupied by Access Self Storage. The surrounding area is predominantly residential in character with a mix of uses (mainly ground floor retail with residential above) along Brixton Hill (A23).

The property is within walking distance of the many vibrant amenities and retail opportunities provided by Brixton, including Brixton Village, Pop Brixton and the Ritzy Cinema. Picturesque Brockwell Park and the Brockwell Lido are also within a short walk. Brixton Hill Place is also conveniently located less than half a mile from a Sainsbury's Superstore.
















South of the site is Streatham Hill. Significant investment from the GLA and Lambeth Council has elevated it into an eclectic and popular place to live.



Connections

Brixton Hill Place benefits from a wide range of excellent transport connections. To the north, Brixton Underground Station (served by the Victoria line) is approximately a 20 minute walk or a nine minute bus which runs every two minutes. Streatham Hill station (providing national rail service to London Victoria and London Bridge) is a 15 minute walk to the south or approximately a five minute bus journey which runs every two minutes. Both stations provide access into central London in less than 20 minutes.

The site also benefits from excellent road connections, located just off Brixton Hill (A23) and is just 0.2 miles north of the South Circular.

Brixton		
		
London Victoria		7 mins
Oxford Circus		11 mins
London Bridge		13 mins
Euston		15 mins
Bank		15 mins
King's Cross St Pancras		16 mins
Waterloo		13 mins
Liverpool Street		27 mins
Paddington		26 mins
Streatham Hill		
		
London Victoria		17 mins
Balham		3 mins
Crystal Palace		9 mins
Clapham Junction		9 mins



Description

The property comprises office B1 (a) use and ancillary space over ground and first floors on a site area of approximately 0.35 acres.

The property is of brick construction with part pitched slate and part flat roof. The property is predominantly used as the offices and meeting rooms for Clapham Park Project.

Tenancies

Part of the property is currently let to three separate charities currently producing a gross income of approximately £43,600 per annum.

The individual tenancies are as follows:

Tenant	Rent	Lease Expiry
Trojan Scheme	£22,000 pa	18th December 2017
Intouni	£20,000 pa	19th June 2017
Caribbean News Network	£3,600 pa	20th May 2017

A plan showing the areas occupied by the tenants is available on the data room.

Tenure

The site is registered under the following Title Numbers:

- 1-3 Brixton Hill Place: Title Number – LN57668
- 4 Brixton Hill Place: Title Number – SGL220281

Business Rates

There is a single Rating Assessment for the property equating to a Rateable Value of £80,500.

Planning

The property is located within the jurisdiction of Lambeth Borough Council. The property is not listed but lies within the Rush Common & Brixton Hill Conservation Area and lies within a designated Archaeological Priority Area.

The site benefits from a Public Transport Accessibility level (PTAL) of 6A (good).

The property presents an opportunity for residential redevelopment or conversion subject to obtaining the necessary planning permissions. As existing office accommodation a change of use to residential (C3) would be possible subject to obtaining prior approval.

EPC Rating

The property has an EPC rating of D. A full copy of the EPC is available on the on request.

VAT

We understand the property is not elected for VAT purposes, therefore VAT will not be charged on the sale price.

Offers

Offers are invited for the freehold interest via an informal tender process on an unconditional or conditional (subject to planning) basis.

The vendor, Clapham Park Project, is a local charity and would like to explore the possibility of maintaining a presence on the site in the form of a small office as part of any proposals.

Potential purchasers will be notified of the closing date for offers. Further information including the bid proforma will be made available on the dedicated data room.



Data Room

Further technical and legal information relating to the site is available on a dedicated data room. Please contact Gerald Eve LLP for access. The technical information available on the data room will include the following:

- Title information
- Site Plan
- EPC
- Enviroscreen Report
- Floor plans
- Photographs
- Bid pro-forma

Viewings

The site can be inspected from the public highway. Direct access onto the site is by appointment only through the Vendor's sole agent Gerald Eve LLP. A number of inspections will be held and these dates will be communicated to potential purchasers on request.

Contact

For further information please contact:

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