

FOR SALE

goodsir
COMMERCIAL



2 Tunstall Road, Brixton, SW9 8BN

LIVE/ WORK UNIT AVAILABLE YARDS FROM BRIXTON UNDERGROUND STATION

AREA: 1,300 sq.ft (121 sq.m) approx. | **PRICE:** £700,000

LOCATION:

The property is located on the junction of Brixton Road and Turnstall Road, opposite Brixton Underground Station (Victoria Line). Being in the heart of Brixton, there are several retail parades on the unit's doorstep with the popular Brixton Village and Pop Brixton being within close proximity. Brixton has gone under a significant amount of regeneration over recent years and now benefits from improved train connections from the south east to central London.

DESCRIPTION:

The property is arranged over the second and third floors above a retail parade consisting of A1 shops. The building itself is an attractive period building. The second floor provides an open plan office space with additional office rooms on the third floor. There is the potential for living accommodation (if desired) on the third floor which also benefits from full kitchen and bathroom facilities. The whole space is currently being used as an office.

Regulated by:



2 Tunstall Road, Brixton, SW9 8BN

USE CLASS: Office (B1)

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
	sq.ft	sq.m
TOTAL	1,300 sq.ft	121 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Live/Work Space (B1/C3 Use)
- Opposite Brixton Underground Station
- Just of the Bustling Brixton Road
- 1,300 sq.ft split over 2 floors
- Car Parking Space
- Long Lease Sale

TERMS:

The 125 year long leasehold interest is being sold.

PRICE: £700,000

RATES PAYABLE: £9,613 per annum

VAT: The property is elected for VAT

SERVICE CHARGE: TBC

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

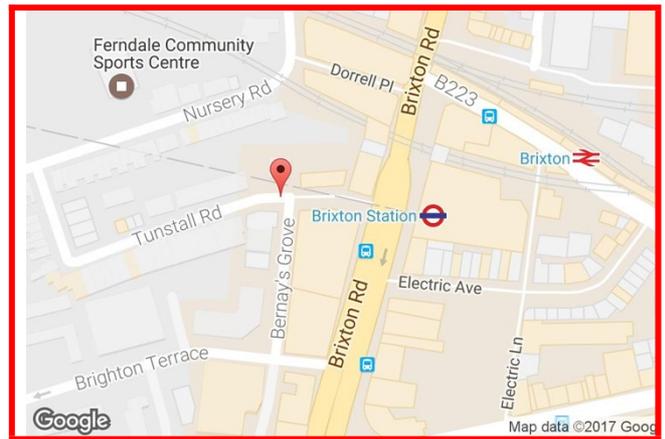
CONTACT:



Paul Goodsir

0207 566 6455

paulgoodsir@goodsircommercial.co.uk



9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455
 Email: info@goodsircommercial.co.uk Find us at www.goodsircommercial.co.uk

Goodsir Commercial Ltd. 9-10 Domingo Street, London EC1Y 0TA Registered in England: 4845267

Misrepresentation act: Goodsir Commercial Ltd. For themselves and the vendors or landlords/lessors of the property for whom they act, give notice that 1. Prospective purchasers or tenants are strongly advised to check these particulars, including any fixtures and fittings expressed to be included in the sale or lease by making inspection of the property. Also the should make all necessary enquiries with Goodsir commercial Ltd., the vendor or the landlord/lessor, the vendor's or the landlord/lessor's professional advisors and all other appropriate authorities and other relevant bodies. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No Warranty or undertaking is given in respect of the accuracy of these particulars, dimensions, measurements or descriptions mentioned therein. 2. Prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries. 3. Any plans shown in these particulars are able to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore are not to scale except where specifically stated. The plans are not intended to depict the interest to be disposed of. Any street plans are reproduced with the consent of Good Cartographers Limited. Location plans are based on ordnance survey maps with the sanction of the controller of H M Stationery Office. Crown Copyright Reserved. 4. The particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations warranties undertaking and contractual obligations to be given or undertaken by the vendor or landlord/lessor are those to be contained and expressly referred to in the written contract for sale or agreement for lease or lease between the vendor or landlords/lessor and a purchaser or tenant. 5. All terms quoted are exclusive of Value Added Tax unless otherwise stated. 6. The vendor/lessor does not make or give, and neither Goodsir Commercial Ltd., nor any person in the employ of Goodsir Commercial Ltd., has my authority to make or give any representation or warranty whatsoever in relation to this property. 7. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.