

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:



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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.

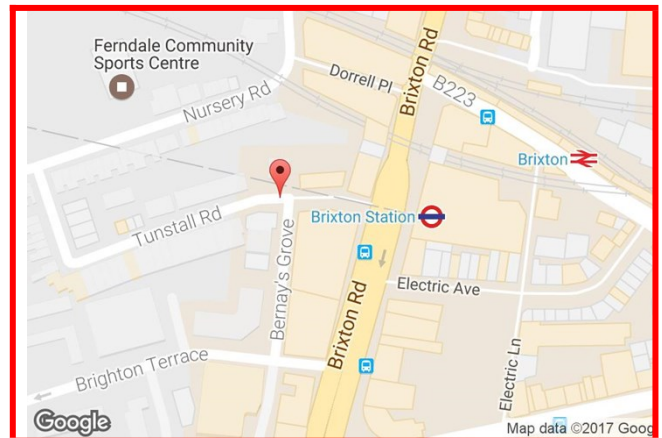
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