



43-45 Tulse Hill, Brixton, London SW2 2TJ

Mixed-use freehold investment for sale

[View more information...](#)





ACCOMMODATION

Unit	Floor	Description	Size	Rent
Commercial	Ground/LB	A3 restaurant	3,927	£40,000 pax
43a	First	Ground rent	N/A	£250 pax
43b	Second	Ground rent	N/A	£250 pax
45, 1	First	Studio flat	211	£10,800 pax
45, 2	First	Studio flat	227	£10,800 pax
45, 3	Second	Studio flat	221	£10,800 pax
45, 4	Second	Studio flat	227	£10,800 pax
Total			4,813	£83,700 pax

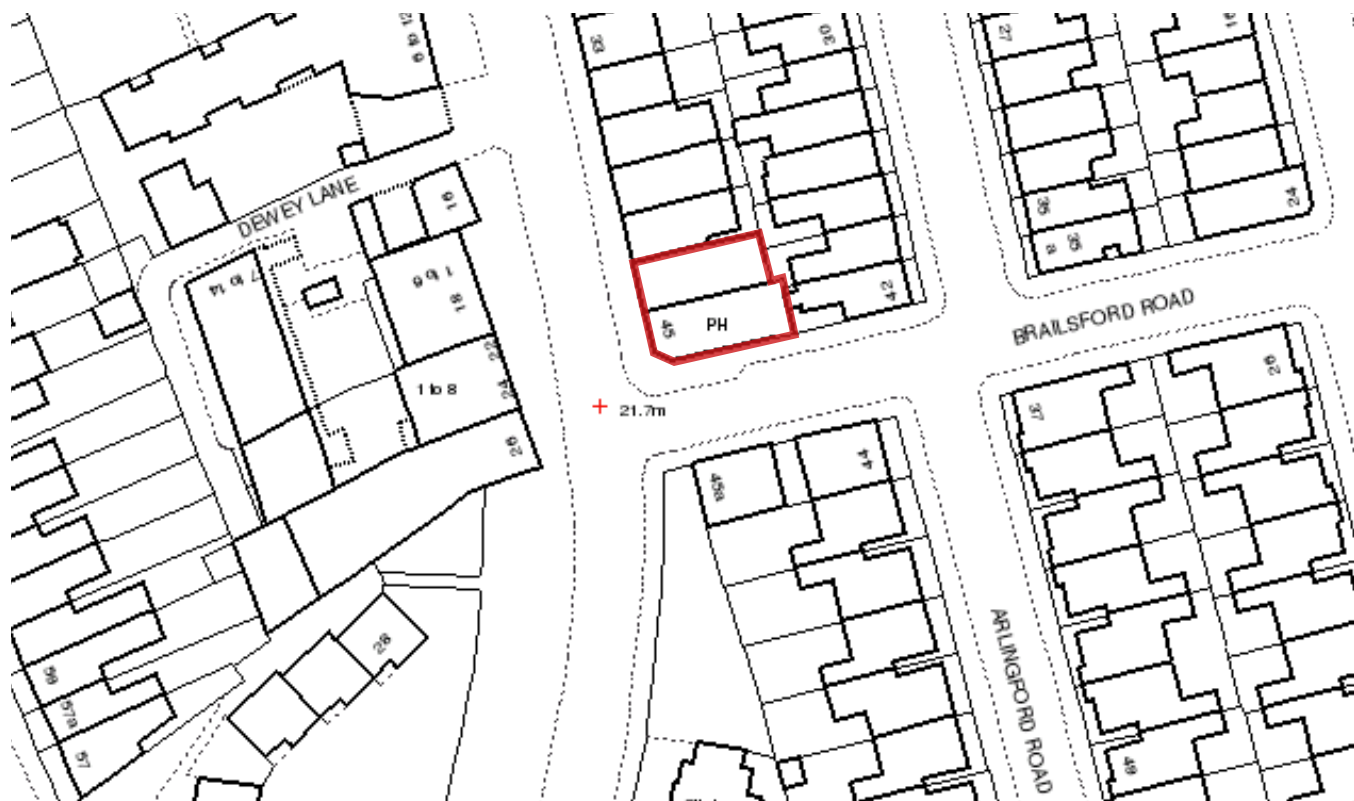
- Prominent mixed-use freehold investment
- Bar / restaurant, 4 studio flats and 2 ground rents
- Fully let, currently producing £83,700pax
- Active management and possible development potential (STPP)
- Sought-after London postcode
- OIEO £1,300,000 F/H

DESCRIPTION

Located on a prominent corner in a popular residential area, this former public house and adjacent building have been converted to provide a high-yielding investment. The ground floor and basement across both buildings are occupied by a bar / restaurant, whilst the upper parts are arranged as four self-contained studio apartments let on ASTs, and two 1 bedroom flats (sold off on long leases). The commercial unit is believed to be under-let; with a rent review due in 2019. Cosmetic refurbishment works would increase the rental value of the studio flats, and there appears to be further development potential both in the loft area, and above the rear addition (STPP). As well as the obvious active management potential, investors will be attracted by the break-up angles.

LEASES / TENANCIES

The commercial unit is let for a term of 20 years from 20/07/15 at a passing rent of £40,000pax, subject to rent reviews on every 4th anniversary of the term (next review due 20/07/19). Breaks are available every 5th anniversary of the term. The lease is inside the 54 Act. Each of the studio flats is let on an Assured Shorthold Tenancy. Clearly the start dates vary.

E: commercial@acorn.ltd.ukW: acorncommercial.co.uk

120 Bermondsey Street,
London SE1 3TX
T: 020 7089 6555

1 Sherman Road,
Bromley, Kent BR1 3JH
T: 020 8315 5454



LOCATION

The subject property is prominently located on the Eastern side of the A204 Tulse Hill at its junction with Brailsford Road. Forming part of a busy secondary parade in an affluent residential area, the property is close to Brixton's Sainsbury's supermarket and Brockwell Park. Herne Hill Station is within 0.6 miles and provides regular services into London Victoria and London Charing Cross. Brixton's Underground and British Rail Stations are similarly distant, and with several local bus routes passing along Tulse Hill the property is clearly very well-served by public transport.

TERMS

Offers in excess of £1,300,000 are invited for the freehold interest.

VAT

We understand that VAT is not applicable in this transaction.

EPC

Copies of the EPC's for the various elements of the property are available upon request..

FURTHER INFORMATION

Copies of commercial lease and Assured Shorthold Tenancy agreements are available upon request.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 7089 6555.

AGENTS NOTE

The property is held in a new, unencumbered SPV and our client's performance is for a sale of the shares in that company. A reduced SDLT rate will therefore apply.



For more information contact:
Steven Flannighan
020 7089 6555

Meet the rest of the team...

This [brochure and its content] is copyright of Acorn Limited © 2016. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form.

Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



120 Bermondsey Street,
London SE1 3TX
T: 020 7089 6555

E: commercial@acorn.ltd.uk
W: acorncommercial.co.uk

1 Sherman Road,
Bromley, Kent BR1 3JH
T: 020 8315 5454