

REAR OF 260 BRIXTON HILL, LONDON SW2 1HP
FREEHOLD DEVELOPMENT OPPORTUNITY
FOR SALE BY INFORMAL TENDER



CONSENT FOR THREE NEW HOUSES PLUS TWO EXISTING FLATS
SITE AREA 0.37 ACRES

Location

The Site is located on the west side of Brixton Hill (A23) between Morrish Road and New Park Road and 100 metres from the main junction with Christchurch Road and Streatham Hill in the London Borough of Lambeth. Adjacent occupiers include William Hill and Sainsburys Local. Brixton Hill forms part of the main route between Streatham and Vauxhall benefitting from a high volume of passing traffic and is situated in a large residential catchment area.

Public transport is available from Streatham Hill mainline station. Brixton Overground and Underground stations also approximately 2 kilometres north, providing access to the National Rail Network and Northern Line. Clapham South Underground Station is also located 2 kilometres west of the site.

Terms

Freehold; subject to the exiting AST tenancies, located in Porters Lodge.

Method of Sale

The property is to be sold by informal tender. A bid form is to be found in the DATA ROOM (see below). Closing date for bids is noon 24 July 2020.

Legal Costs

Each party to bear their own legal costs.

Description

Demolition of eighteen garages and erection of three new two-bedroom dwelling/houses with integrated cycle storage, refuse storage, garage parking plus comprehensive landscaping of the site.

The consent has been implemented for the development by part demolition of the rear run of garages, and a certificate of lawfulness has been issued to confirm this implementation.

Garages – Rear of New Park Court, Brixton Hill, London SW2 1HP. Application Number: 14/06825/FUL

The scheme keeps the 2 existing 1 and 2 bed flats with the demolition of the garage and the erection of 3 bespoke 2 bed houses.

EPC

Flat EPC's are in the Data Room

Guide Price

£1,250,000

VAT

Vat is not chargeable.

Also at:

Croydon
East Dulwich

FLOOR	AREA SQ. FT.	AREA SQ. M.	CURRENT RENTAL
Freehold Site Area			
Ground Floor Only	968	89.9	Planning Obtained
Ground and First Floor	845	78.5	Planning Obtained
Ground and First Floor	845	78.5	Planning Obtained
Ground Floor Flat	435	40.4	£1450 per month*
(Existing)			
First Floor Flat (Existing)	465	43.2	£1300 per month*

(* Currently under offer at these levels on new 6-month AST's
All measurements are approximate on a NIA basis)



"You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.leasebusinesspremise.co.uk".

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form any part of any contract. Hindwoods and its employees have no authority to make any representation or give any warranty in relation to this property.

Viewing

Strictly prior arrangement with Hindwoods or Goodsir Commercial:



Edward Dent
e.dent@hindwoods.co.uk
020 8858 9303



Paul Goodsir
paulgoodsir@goodsircommercial.co.uk
020 7566 6455

EXISTING SITE PLAN



DATA ROOM: [Click here](#) for full plans, further information and relevant documentation

If you have any issues accessing the Data Room please email Joanna for the full link:

j.hoggarth@hindwoods.co.uk

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