

326 Coldharbour Lane, Brixton London SW9 8QH

lot 33

Freehold Betting Shop and Residential Investment in South London Location

- Shop let to William Hill Organization Ltd on a 15 year lease until 2023
- Located in busy South London suburb
- Opposite Moorlands Residential Estate
- 300 metres from Brixton Village
- Six Week Completion Available

Rent
£19,050
per annum
exclusive



On the instructions of
Joint Fixed
Charge Receivers



Location

Miles: 0.25 miles from Brixton Underground Station
3.5 miles south of City of London

Roads: A3, A202

Rail: Brixton Underground (Victoria Line) and Rail Station
Air: London Airports: City (8 miles), Heathrow (15 miles), Gatwick (21 miles)

Situation

The property is situated in a prominent location on the north side of Coldharbour Lane (A2217) close to its junction with Gresham Road, opposite the Moorlands residential complex. Coldharbour Lane (A2217) connects to both the M25 and M23 motorways via the A23. The popular Brixton Village is located approximately 300 metres from the property.

Description

The property comprises a ground floor betting shop with residential accommodation over first, second and third floors.

Tenure

Freehold.

VAT

VAT is not applicable to this Lot.

Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers excluding any title guarantees, warranties or indemnities. The information in these particulars, including VAT, has been provided by the Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Betting Shop	65.80 sq m (708.27 sq ft)	WILLIAM HILL ORGANIZATION LTD (i)	15 years from 07/07/2008 on a full repairing and insuring lease	£19,000	07/07/2013 and 07/07/2018 (06/07/2023)
First, Second & Third	Residential	Not Measured	INDIVIDUAL	99 years from 29/09/1984	£50	(28/09/2083)
Totals		65.80 sq m (708.27 sq ft)			£19,050	

(i) William Hill is the UK's leading bookmaker and one of the most recognised and trusted brands in the gambling industry, providing gaming and betting services across multiple channels: online, on the high street, on the phone and on the move. They have been listed on the London Stock Exchange (WMH.L) since 2002 and employ over 15,000 people (Source: www.williamhillplc.com 29/10/2012)

For further details please contact:

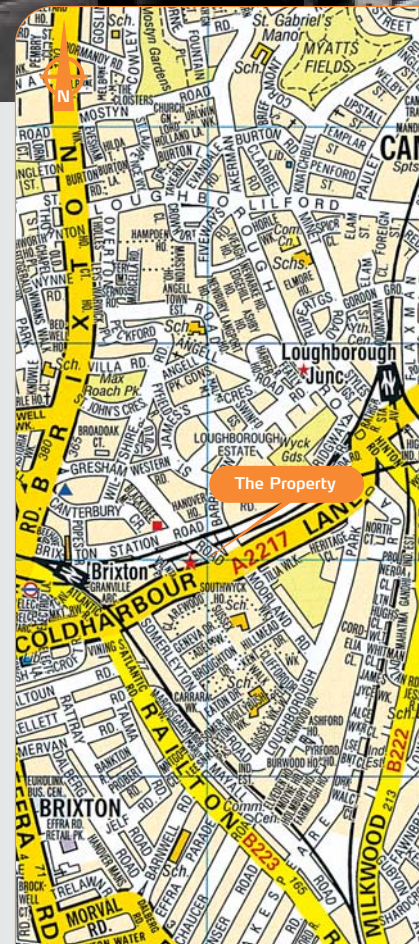
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acutus.co.uk

Jo Seth-Smith
Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acutus.co.uk

www.acutus.co.uk

Solicitors:

Berwin Leighton Paisner LLP
Adelaide House, London Bridge,
London EC4R 9HA.
Tel: +44 (0)20 3400 4225.
Email: amelia.binns@blplaw.com
Ref: Amelia Binns.



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