

# Lot 4

55 Atlantic Road, Brixton,  
London SW9 8PU

**GUIDE PRICE: £120,000**



**VIRTUAL FREEHOLD COMMERCIAL  
INVESTMENT**

This investment property consists of a single storey lock-up shop located on the east side of Atlantic Road, to the south of the junction with Coldharbour Lane. This popular commercial location benefits from pedestrian footfall to Brixton Market and within half a mile of Brixton Main Line station, Brixton Underground station and Brixton Road (A23).

The shop is let and trading as "Right Choice Hair Salon" for a duration of 10 years from 16th October 2011 at an annual rent of £10,500 pa. The property is sold with the benefit of of this investment income.

### ACCOMMODATION

According to the VOA website the property comprises:

**Retail Zone A:** 400sq ft (37.21sq m)

**Retail Zone B:** 150sq ft (13.91sq m)

**Total Area:** 550sq ft (51.12sq m)

### TENURE

Leasehold – 949 years (less 10 days) from 18th November 1920

Ground rent: peppercorn.

### LOCAL AUTHORITY & TAX RATING

London Borough of Lambeth. Tel: 020 7926 1000

Rateable Value: £5,500

### VIEWING

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN