

## 999 YEAR RETAIL INVESTMENT FOR SALE



Size: 1,050 Sq. Ft (97.5 Sq. M) Approx

9-10 Domingo Street, London EC1Y 0TA

- Commercial Property Agency
- Property Investment Consultants
- Surveyors • Managing Agents
- Residential Lettings

**LOCATION**

The property is located on Coldharbour Lane, approximately 200 metres from junction with Atlantic Road and approximately 700 metres from Brixton Station. Brixton has undergone a large amount of regeneration over the last decade and now benefits from a vibrant mixture of bars, restaurants, retailers and residential schemes. The property is only moments from the Barrett Homes scheme, 'Brixton Square'.

**DESCRIPTION**

The premises benefit from £27,500 PA income, the retail element is let to a hairdressing company operating under the name Blue Tit London (www.bluetitlondon.com).

**TERMS**

999 year long leasehold. **Offers in the region of £499,999 (Four Hundred ninety nine thousand, nine hundred ninety nine pounds)** representing a net initial yield of 5.19%. Subject to contract

**USE CLASS**

Retail (A1/A2) use class.

**VAT**

TBC

**BUSINESS RATES**

The tenant is responsible for the business rates of the unit.

**LEGAL COSTS**

Each party to cover their own legal costs incurred in this transaction.

**EPC**

EPC is available on application.

**VIEWING**

Viewing is available for a long leasehold sale of the retail unit via appointment with the sole agents: **Goodsir Commercial Ltd.**

**Size: (all measurements are approx. on a NIA basis)**

Floor:	Sq Ft	Sq M	Income (pa)	Terms
<b>Retail:</b>	<b>1,050sq. ft</b>	<b>97.5 sq. m</b>	<b>£27,500</b>	<b>-15 years from December 2015 -3 Year upward only rent reviews -Inside the Landlord &amp; Tenant 1954 L&amp;T Act</b>
<b>Total:</b>	<b>1,050 Sq Ft</b>	<b>97.57 Sq M</b>	<b>£27,500</b>	

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