

Lot 16

179 Ferndale Road,
Brixton SW9 8BA
GUIDE PRICE: £70,000



SINGLE STOREY SHOP

This single storey end of terrace commercial unit is situated on the south side of Ferndale Road between Brixton Road and Pulross Road within this popular mixed residential and commercial area within the heart of Brixton close to the wide range of shopping facilities nearby, as well as Brixton main line and Underground (Victoria Line) stations. The property currently benefits from use as a mini cab/private hire office (Sui Generis) and will appeal to investors and developers. The property is being sold with full vacant possession upon completion.

ACCOMMODATION

The VOA lists the accommodation as:

Ground Floor Retail Zone A: 82.28sq ft (7.83sq m).

Ground Floor Internal storage: 17.33sq ft (1.61sq m).

Total Area: 101.61sq ft (9.44sq m).

PLANNING

Permission was applied for but refused under application No. 12/02118/FUL for the erection of a 3 storey extension above existing ground floor by way of demolishing the existing building and erecting a four storey building with ground floor shop and three stories above arranged as a one-bedroom flat. It is understood that a more sympathetic application may be considered by the planning department although purchasers should rely on their own enquiries.

06/02410/FUL | Change of use from financial and professional services (Use Class A2) to a mini cab/private hire office (Sui Generis).

LOCAL AUTHORITY & TAX RATING

London Borough of Lambeth. Tel: 020 7926 1000

Rateable Value: £1,975

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN