



UNBROKEN MIXED USE INVESTMENT IN FASHIONABLE BRIXTON
FOR SALE OFFERS OVER £1,700,000 FREEHOLD
262 BRIXTON ROAD LONDON SW9 6AQ

 **Willmotts**
The Complete Property Service
020 8748 6644

- EXCELLENT INVESTMENT OPPORTUNITY
- INCOME PRODUCING £102,920 (WHEN FULLY LET)
- EXCELLENT LOCATION JUST 0.6 MILES FROM BRIXTON TUBE
- SOUGHT AFTER LOCATION
- COMMERCIAL RENT REVIEW IN 2026

Location

Brixton is a London Underground station on Brixton Road in Brixton in the London Borough of Lambeth. It is the southern terminus of the Victoria line and the next station towards north is Stockwell. The station is known to have the largest London Underground roundel on the network.

Brixton Market comprises a street market in the centre of Brixton, south London, and the adjacent covered market areas in nearby arcades; Reliance Arcade, Market Row and Granville Arcade. The market sells a wide range of foods and goods but is best known for its African and Caribbean produce, which reflect the diverse community of Brixton and surrounding areas of Lambeth.

Description

A rear opportunity to acquire a mid-terrace building arranged over ground and two upper floors, consisting of a commercial unit on the ground floor, trading as a franchise operator of Cake Box. The 3 flats are arranged over part ground and the 2 upper floors. All the flats area let on Assured Shorthold Tenancies and are the result of considerable refurbishment and modernisation.

User

We believe the premises fall under Class E & C3 use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however interested parties should confirm this with the Local Authority.

Local Authority

London Borough of Lambeth.

EPC

The property has Energy Performance Certificates with the following ratings:

Unit	Rating
Ground Floor Commercial	B (39)
Flat A	E (47)
Flat B	D (59)
Flat C	E (54)
TOTAL	

VAT

The property has not been elected for VAT purposes.

Legal

Each party to bear its own legal costs.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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Accommodation & Tenancy Schedule

The property offers the following (NIA) approximate dimensions;

Floor	Description	Tenant	Lease expiry	Sqm	SqFt	Income
Ground floor	Commercial	Cake Box Franchisee	24/02/2031	76.18	820.00	£ 20,000.00
1st/2nd	Rear Duplex - 3B Maisonette	Individual	30/06/2025	72.93	785.00	£ 33,120.00
1st	FFF - 2B Flat	Individual	31/03/2025	72.00	775.00	£ 25,200.00
2nd	SFF - 2B flat	Vacant	Vacant	55.46	597.00	£ 25,200.00
TOTAL				276.57	2977.00	£108,520.00 *

* When fully let

Tenure

Freehold subject to the existing tenancies.

Terms

Offers are invited in the region of £1,700,000 for the property subject to the existing tenancies. A purchase at this level provides a NIY of 5.75% after allowing for purchasers standard cost at 5.88%.

Service Charge

To be confirmed.

Viewing

By appointment only via seller's sole agent: Willmotts Chartered Surveyors.

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<https://www.willmotts.com/commercial-agents FV900JAN25>



Flat B - Living Room / Kitchen area



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Flat A Living /open plan Kitchen area