

Freehold Sale - £270,000



21 Upper Tulse Hill, London, SW2 2SD

### Description

An opportunity for owner occupiers or investors to acquire this vacant freehold commercial unit.

The property is vacant and offers a total of 1,196 sqft over the basement and ground level. Situated on the corner, the property benefits from dual aspect windows flooding the space with natural light.

The residential element above is sold off on a long leasehold basis.

### Location

The property is located on the corner of Upper Tulse Hill and Brading Road. Brixton Hill is just a short walk away with local amenities nearby.

Situated between Brixton and Tulse Hill there are a number of public transport services available.

### Accommodation

The property comprises of 1,196 sqft commercial space split between the basement and ground levels.

The upper residential aspect is sold off on a long leasehold.

### Method of Sale

The property is being offered for sale via Informal Tender.

### VAT

We understand that the property is not elected for VAT

### Tenure

The property is available by way of freehold sale.



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Land  
Agency



Commercial  
Agency



Chartered  
Surveyors

### All Enquiries:

Jack Tucker

Land Consultant

Jack@pedderproperty.com

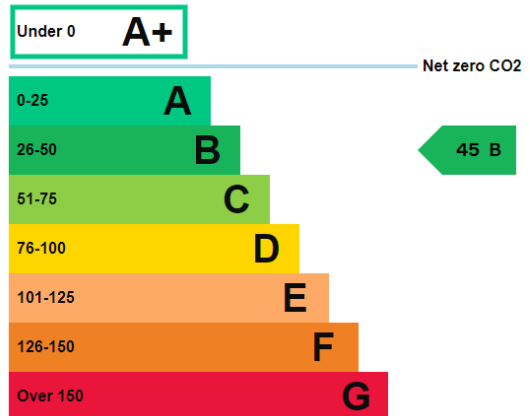
020 8702 9999



1196 Sq. ft./111.12 Sq. m



This property's energy rating is B.



### Misrepresentation Act

Pedder Commercial provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or a contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Pedder.



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Land Agency



Commercial Agency



Chartered Surveyors

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