

82 Railton Road
Herne Hill
London
SE24 0LD



A1 Opportunity

TO LET / FOR SALE

3,149 sq. ft (292.55m²)



Location

The property is located on the corner of Effra Parade and Railton Road, equidistance between both Brixton and Herne Hill stations, a circa 10-minute walk to Brixton Underground (Victoria Line) and Overground Station as well as Herne Hill Station, which has rail links into Victoria, King Cross and Central London.

Description

The property, formerly 'Harmony Bar', has been fully refurbished and is provided in shell and core ready for tenants' immediate fitout. The space is split between ground and basement floors and benefits from the following amenities:

- Capped services
- Three-phase power
- W/C facilities
- Concreted floors
- Return frontage with roadside prominence

Floor Areas (approx.)

	Sq ft	(m ²)
Ground Floor	1,642	(152.55)
Basement	1,507	(140.00)
Total	3,149	(292.55)

Terms

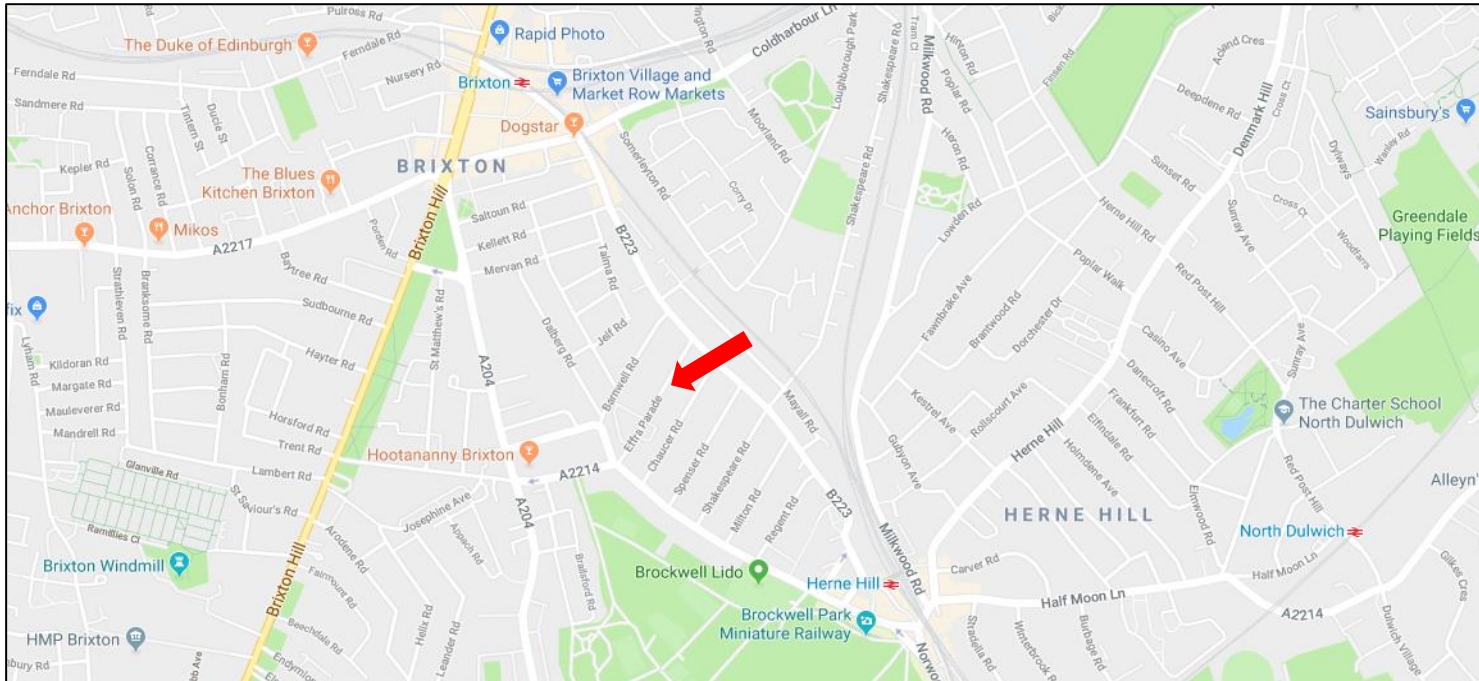
The property is available on a new lease or a long leasehold basis directly from the landlord on terms to be agreed. For the leasehold offers are invited **in excess of £35 per annum exclusive** plus VAT.

Rates

To be re-assessed following the completion of the reconstruction works. Interested parties are advised to make their own enquiries through the London Borough of Lambeth .

EPC

EPC's are available upon request.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property April 2019.

Viewing

Viewings are available strictly by appointment through sole agents:-

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