

RETAIL (A1) TO LET



27 Electric Avenue, Brixton, SW9 8JP

PRIME SHOP TO LET ON ELECTRIC AVENUE

AREA: 906 sq.ft (84 sq.m) approx. | **RENT:** £59,500 PAX

LOCATION:

Located less than 200m from Brixton Station, the property is situated in a prime location on the vibrant and busy shopping parade of Electric Avenue. Electric Avenue has undergone significant regeneration over the past few years with a number of high end residential developments being completed there. As a result, Electric Avenue's retail provision is starting to improve, and now sits in close proximity to various bars and restaurants. The unit also benefits from clear visibility from both ends of Electric Avenue. The improvement of Brixton's retail and leisure provision has driven occupier demand with, notably, the recent letting of 12 Electric Avenue to Sainsbury's.

DESCRIPTION:

The property comprises a retail shop (A1) arranged over ground and basement floors. The unit currently operates as a butchers with an open metal shutter frontage and the landlord is potentially willing to strip the unit to shell and core condition, remove the existing tenant's fittings. The unit also benefits from a recently renovated shop frontage and fascia.

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USE CLASS: Retail (A1)

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Retail Unit	385	36
Basement	521	48
TOTAL	906 sq.ft	84 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

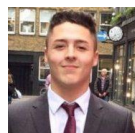
- Prime Electric Avenue pitch
- Great visibility from both street ends
- Less than 200m from Brixton Underground
- Near Brixton Village and Pop Brixton
- High footfall location
- Close to popular Coldharbour Lane
- New shop fascia
- Secured with metal shutter

TERMS:

New Full Repairing and Insuring lease for a term to be agreed.

RENT:	£59,500 PAX	RATES PAYABLE:	Approximately £13,548 per annum.
VAT:	Not applicable. (TBC)	SERVICE CHARGE:	To be confirmed.
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

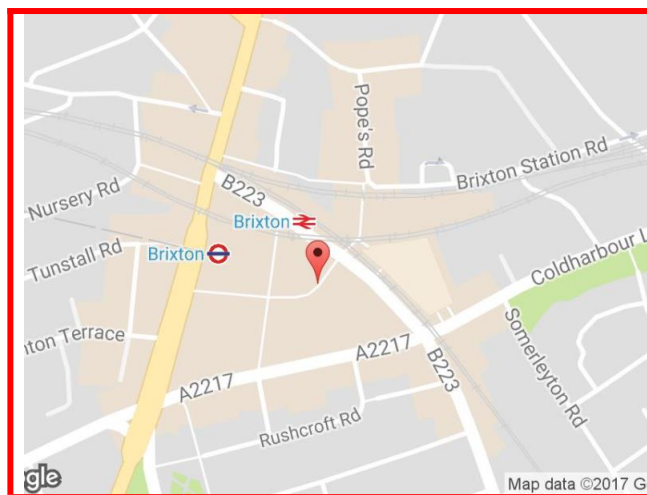
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