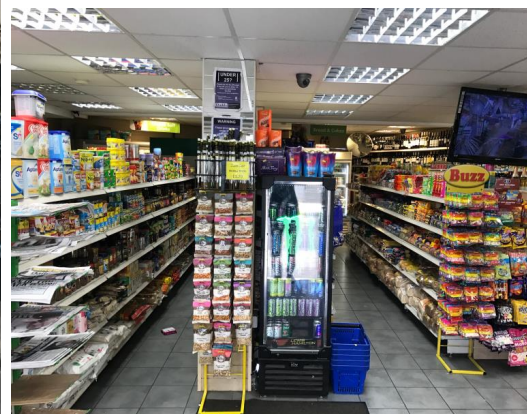
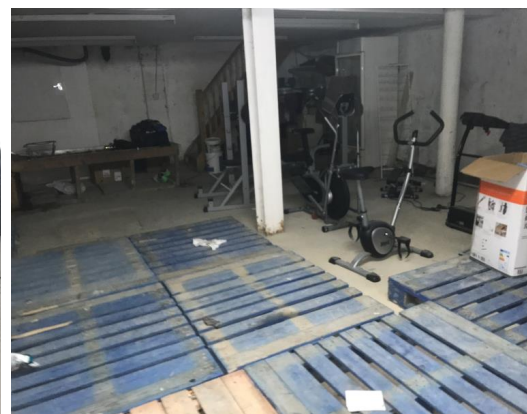


RETAIL (A1 USE) TO LET



233 Coldharbour Lane, Brixton, SW9 8RR

AREA: 1,420 sq.ft (132 sq.m) approx. | **RENT:** £52,000 PAX

LOCATION:

The property is located towards the North Side of Coldharbour Lane, at the junction with Loughborough Road. The local area consists of a densely populated residential area with good retail provision. The property benefits from excellent transport links with various bus routes servicing Coldharbour Lane and with Loughborough Junction station being located approximately 100 metres from the property. The unit is also located approx 700m from the main retail parades in Brixton.

DESCRIPTION:

The property comprises a Retail (A1) shop arranged over ground and basement floors. The unit benefits from a glazed retail frontage with a large basement usable for ancillary office or storage.

The shop is available on a new FRI lease for a term to be confirmed. Other uses for this property would be considered (subject to planning).

Regulated by:



RETAIL (A1 USE) TO LET



233 Coldharbour Lane, Brixton, SW9 8RR

USE CLASS: A1 - Shops

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	750	70
Basement	670	62
TOTAL	1,420 sq.ft	132 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- A1 use
- Large basement
- Close to Loughborough Junction Station
- Other uses considered (STP)
- 1,420 sq.ft
- New lease available

TERMS:

New FRI lease for a term to be agreed

RENT: £52,000 PAX

RATES PAYABLE: To be confirmed

VAT: To be confirmed

SERVICE CHARGE: To be confirmed.

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

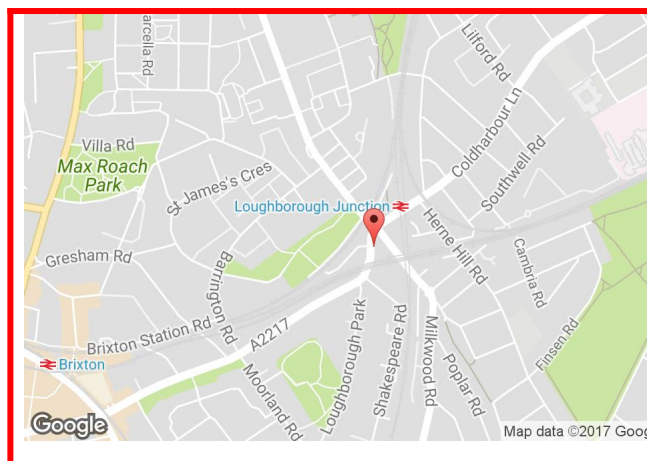
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