

RETAIL (A1) TO LET



510 Brixton Road, Brixton, SW9 8EN

100% Prime shop on Brixton Road

AREA: 1,339 sq.ft (124 sq.m) approx. | RENT: £100,000 PAX

LOCATION:

Brixton is a bustling Greater London suburb known for its vibrant retail and leisure provision and is located at the end of the Victoria Line. The property is located in a prime Brixton Road location approx. 150m from Brixton Underground Station. Situated near the junction of Brixton Road and Coldharbour Lane, the property occupies a prominent position with nearby occupiers including, but not limited to; McDonalds, HSBC, Foxtons, Natwest, Barclays, H&M, EE and KFC.

DESCRIPTION:

The property comprises a Retail (A1) shop premises with basement storage. The unit benefits from a glazed frontage, a prominent fascia and a ground floor ceiling height approx. 3.7m.

There is a basement suitable for storage of approx. 442 sq ft.

Regulated by:



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USE CLASS: Retail (A1)

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	897	83
Basement	442	41
TOTAL	1,339 sq.ft	124 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Prime Brixton Road Location
- Multiple national nearby operators
- Approx. 150m from Brixton Station
- 3.7m ceiling height (approx.)
- 897 sq ft ground floor (approx.)
- Glazed frontage
- Prominent fascia
- Retail (A1) use

TERMS:

A new full repairing and insuring lease for a term to be agreed.

RENT: £100,000 PAX

RATES PAYABLE: Rateable Value estimated to be £65,000. Each party is advised to contact the relevant local council.

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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