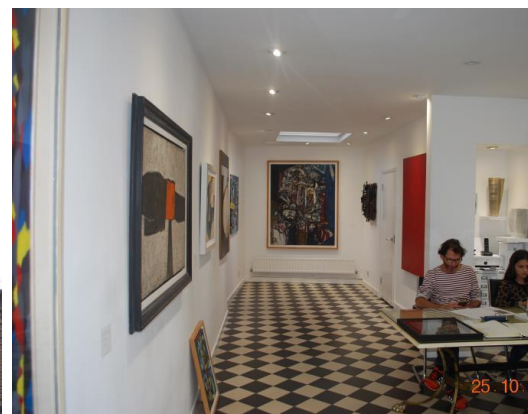
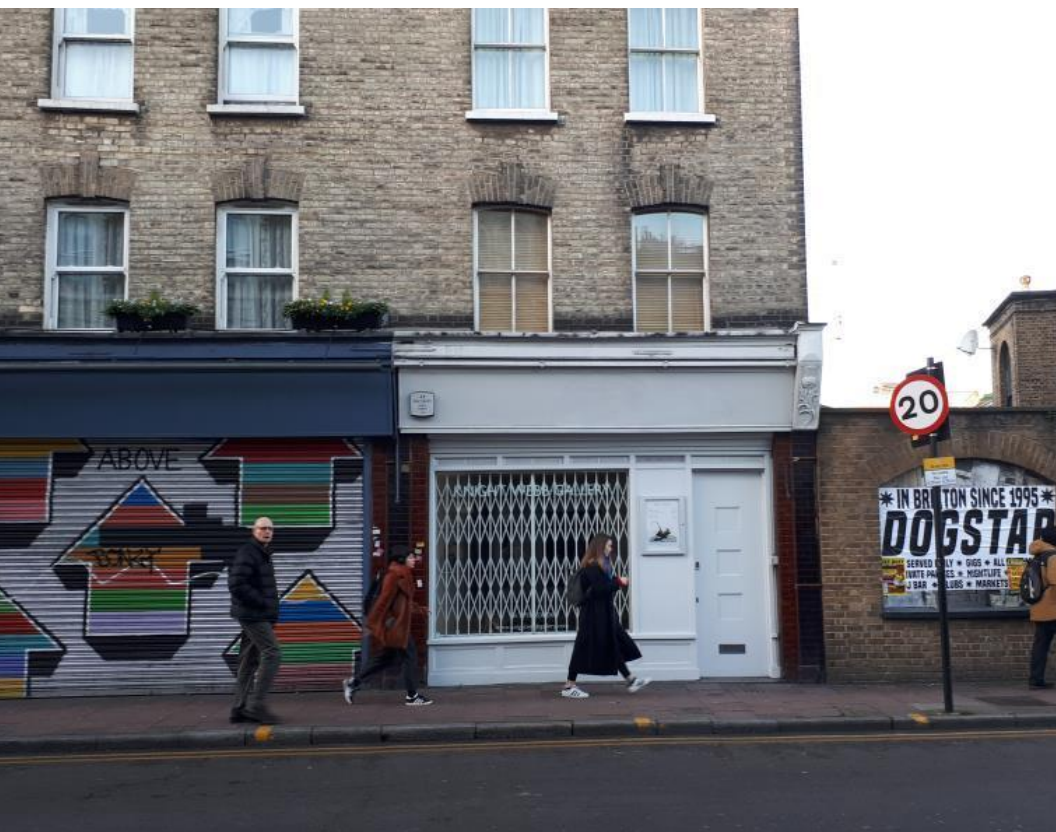


RETAIL (A1) TO LET



54 Atlantic Road, Brixton, SW9 8PZ

Ready-to-occupy Retail (A1) shop to let on busy Atlantic Road

AREA: 251 sq.ft (23 sq.m) approx. | **RENT:** £25,000 PAX

LOCATION:

Situated on Atlantic Road in the centre of Brixton, the shop occupies a prominent location by the junction of Coldharbour Lane and Atlantic Road. Retail and leisure provision within the local vicinity are superb with the popular Brixton Village and Pop Brixton developments being approximately 100m and 250m away, respectively. Nearby operators include Lounge Brixton, The Wine Parlour, The Dogstar and Dip & Flip.

DESCRIPTION:

The property comprises a 251 sq ft ground floor shop premises with a self-contained kitchen area and WC. The property has a glazed retail frontage and will be offered in a good white-box condition, ready for occupation.

Regulated by:



RETAIL (A1) TO LET



54 Atlantic Road, Brixton, SW9 8PZ

USE CLASS: Retail (A1)

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	251	23
TOTAL	251 sq.ft	23 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

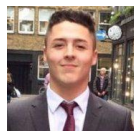
- Located approx 100m from Brixton Village
- Approx 200m from Brixton Station
- Busy Atlantic Road location
- Retail (A1) use
- Glazed retail frontage
- Kitchen
- Self-contained WCs
- Ready for occupation

TERMS:

Available by way of a new Full Repairing and Insuring lease for term to be agreed.

RENT:	£25,000 PAX	RATES PAYABLE:	Parties are advised to make inquiries with 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.

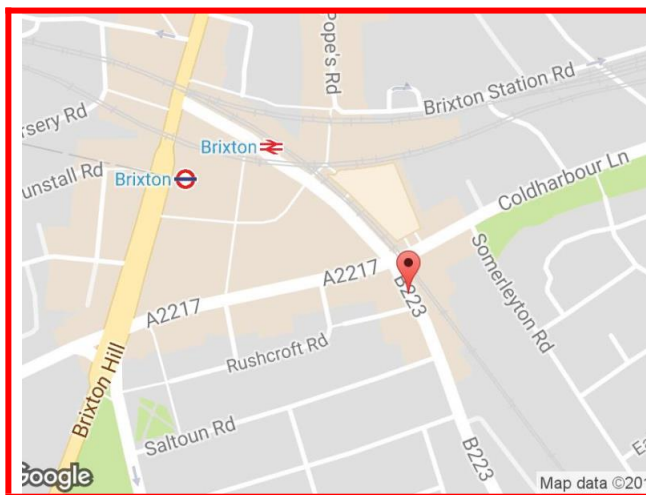
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