



# PRIME BAR/RESTAURANT BRIXTON

**201-207 FERNDAL ROAD, BRIXTON, LONDON, SW9 8BE**

## Location:

The subject property is located on Ferndale Road in the Bon Marché building, just a few yards from the busy Brixton Road. Brixton Underground Station (Victoria Line Services) and Brixton Station (National Rail Services) are both located a short walk from the property.

Nearby multi-national tenants include TK Maxx, Foot Locker, Nationwide, CeX, Halifax, Sainsburys Local, Three, Pret A Manger, Superdrug, O2, HSBC, Marks & Spencer's in addition to various well established independent operators.

## Use:

The premises benefits from Class E and Sui Generis planning consents. Alternative uses may be considered subject to planning permission.

## Accommodation:

The unit is arranged over a Ground Floor and Basement only and has the following approximate gross internal areas:

<b>Ground Floor:</b>	<b>2,227 sq. ft.</b>	<b>(206.89 m<sup>2</sup>)</b>
<b>Basement:</b>	<b>2,624 sq. ft.</b>	<b>(243.77 m<sup>2</sup>)</b>

## Rent:

£150,000 per annum exclusive.

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.



### Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

### Legal Costs:

Each party to bear their own legal costs.

### Viewings:

Please contact:

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### Location Map:

