



CLASS E UNIT TO LET IN BRIXTON

**22-24 ATLANTIC ROAD, BRIXTON,
LONDON, SW9 8JA**



Location:

The subject property occupies a prominent position on the busy Atlantic Road, located between Electric Avenue and Brixton Road. Brixton Station (National Rail Services) is located opposite and Brixton Underground Station (Victoria Line Services) is a short walk away.

Nearby well-known multi-national occupiers include: Five Guys, Argos, H&T Pawnbrokers, Franco Manca and William Hill. In addition to various well established independent operators.

Accommodation:

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

Ground Floor: 1,110 sq. ft. (103.12 m²)

Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£90,000 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:

Ryan Mylroie
ryan@jenkinslaw.co.uk

Kyle McGuire
kyle@jenkinslaw.co.uk



Location Map:

