



CLASS E UNIT TO LET IN BRIXTON

**272 BRIXTON ROAD, BRIXTON,
LONDON, SW9 6AQ**



Location:

The subject property is located in a corner position on Brixton Road between Oval and Brixton. Stockwell Station (Victoria Line Services) is located a short walk away.

Nearby occupiers are predominantly established independent operators.

Accommodation:

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

Ground Floor: **450 sq. ft.** **(41.81 m²)**

Use:

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

Rent:

£22,500 per annum exclusive.

Lease:

The premises are available by way of a new lease with terms to be agreed.

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:

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Location Map:

