



PRIME UNIT TO LET BRIXTON

409-411 BRIXTON ROAD, BRIXTON, LONDON, SW9 7DG

Location:

The subject property is located on the busy Brixton Road opposite to the Bon Marché Centre. Brixton Station (National Rail Services) and Brixton Underground Station (Victoria Line Services) are both located a short walk away.

Nearby multinational occupiers include, TK Maxx, Foot Locker, Nationwide, M&S Foodhall, O2, Pret, CeX and Superdrug amongst several well-established independent operators.

Use:

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

Accommodation:

The unit is arranged over Ground Floor and Basement with the following approximate net internal areas:

Ground Floor:	1,320 sq. ft.	(122.63 m²)
Basement:	825 sq. ft.	(76.64 m²)

Rent:

£152,500 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year 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:

