



CLASS E UNIT TO LET IN HERNE HILL / BRIXTON

**74 SHAKESPEARE ROAD, LONDON,
SE24 0PT**



Location:

The subject property occupies a position on Shakespeare Road, located in between the busy London Suburbs of Herne Hill and Brixton. Brockwell Park is in close proximity to the premises and the surrounding area predominantly comprises of residential properties.

Herne Hill station is located a short walk away from the premises, which provides regular services into London Blackfriars (Thameslink services) and London Victoria (Southeastern services).

Accommodation:

The unit is arranged over Ground Floor only and has the following approximate Gross Internal Areas:

Ground Floor Shop: 245 sq. ft. (22.80 m²)

External Area (incl. WC): 64 sq. ft. (5.90 m²)

Use:

The subject premises benefits from Class E planning consent.

Rent:

£13,800 per annum exclusive.

Lease:

The premises are available by way of a new FRI lease for a term to be agreed subject to 5 yearly upwards only rent reviews (if applicable).

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:

Kyle McGuire

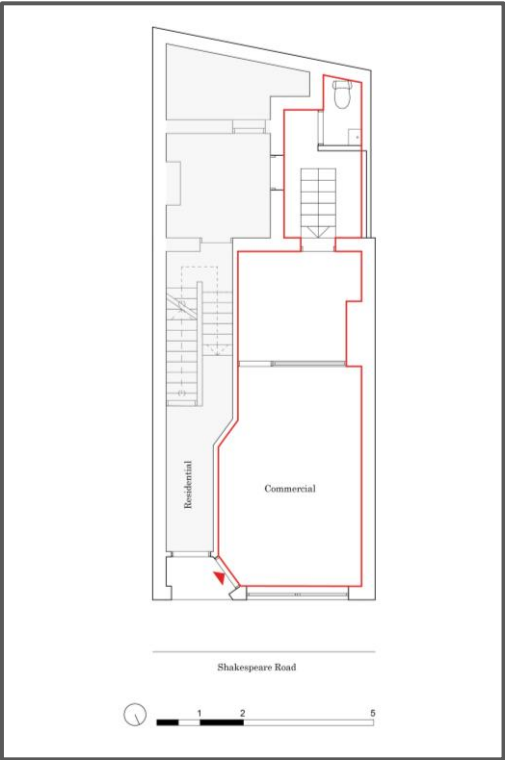
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Floor Plan:



Internal Photo:



Location Map:

