



PRIME CLASS E UNIT BRIXTON

498 BRIXTON ROAD, BRIXTON, LONDON SW9 8EX

Location:

A rare opportunity to acquire a unit within Brixton's prime retail offering.

The premises occupy a prominent position nearby to Brixton Underground Station (Victoria Line).

Nearby multi-national occupiers include ITSU, Foxtons, McDonald's, Specsavers, H&M, KFC, EE and JD Sports, amongst many others.

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 only and has the following approximate Gross Internal Areas:

Ground Floor: **948 sq. ft. (88.07 m²)**

Rent:

Upon Application.

Lease:

The premises are available by way of a new 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

Paul Jenkins

paul@jenkinslaw.co.uk

Location Map:

