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CLASS E UNIT TO LET IN BRIXTON

**57 ATLANTIC ROAD, BRIXTON,
LONDON SW9 8PU**

SUBJECT TO VACANT POSSESSION

Location:

A rare opportunity to acquire a unit within Brixton's busy Atlantic Road.

The premises occupy a prominent position nearby to Brixton Underground Station (Victoria Line) which is the 20th busiest tube station on the London Underground network with over 32 million pedestrians entering and exiting annually.

The surrounding occupiers are predominantly made up of established independent retailers and restaurateurs.

Accommodation:

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

Ground Floor:	770 sq. ft. (71.54 m²)
Basement:	85 sq. ft. (7.90 m²)

Use:

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



Rent:

£40,000 per annum exclusive.

Lease:

The premises are available by way of a new full repairing and insuring lease, for a term 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:

