



CLASS E UNIT TO LET / FOR SALE IN BRIXTON

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



Location:

The premises occupy a prominent wide frontage on Atlantic Road, close to the junction with Coldharbour Lane. Brixton Station (National Rail Services) and Brixton Underground Station (Victoria Line Services) are a short walk away. Brixton Underground Station has over 32 million pedestrians entering and exiting annually. Brixton Market is also located nearby.

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

Accommodation:

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

Ground Floor: 375 sq. ft. (34.84 m²)
Basement: 275 sq. ft. (25.55 m²)

Use:

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

Legal Costs:

Each party to bear their own legal costs.

Rent:

£25,000 per annum exclusive.

Virtual Freehold Price:

£300,000 – the property is held on a 950-year lease expiring 14th October 2869.

Lease:

The premises are available by way of a new lease for a term to be agreed.

Rates:

The current rateable value is £12,250 with effect from 1st April 2026 ([VOA Link](#)).

Interested parties are advised to make their own enquiries directly with the Local Authority.

Viewings:

Please contact:

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Location Map:

