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CLASS E UNIT(S) TO LET

BRIXTON

382-384 BRIXTON ROAD, BRIXTON, LONDON, SW9 7AW

Location:

The property occupies a prominent position on Brixton Road, a busy arterial route connecting Brixton with Oval and central London. Brixton Station (Victoria Line & National Rail services) is located a short walk from the property and generate 21 million passenger entries and exits per year.

Nearby multiple occupiers include O2 Academy Brixton, Creams Café, Ladbrokes, Morleys Chicken, Barnardo's in addition to various well established independent tenants.

Use:

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

Accommodation:

The unit can be offered as a whole or split and is arranged over Ground Floor only:

382 Brixton Road –
Ground Floor: **1,167 sq. ft. (108.38 m²)**

384 Brixton Road –
Ground Floor: **1,944 sq. ft. (180.58 m²)**

Total combined: **3,110 sq. ft. (289 m²)**

Rent:

382 Brixton Road – £45,000 pax.

384 Brixton Road – £70,000 pax.

382-384 Brixton Road – £110,000 pax.

Property Particulars…

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.

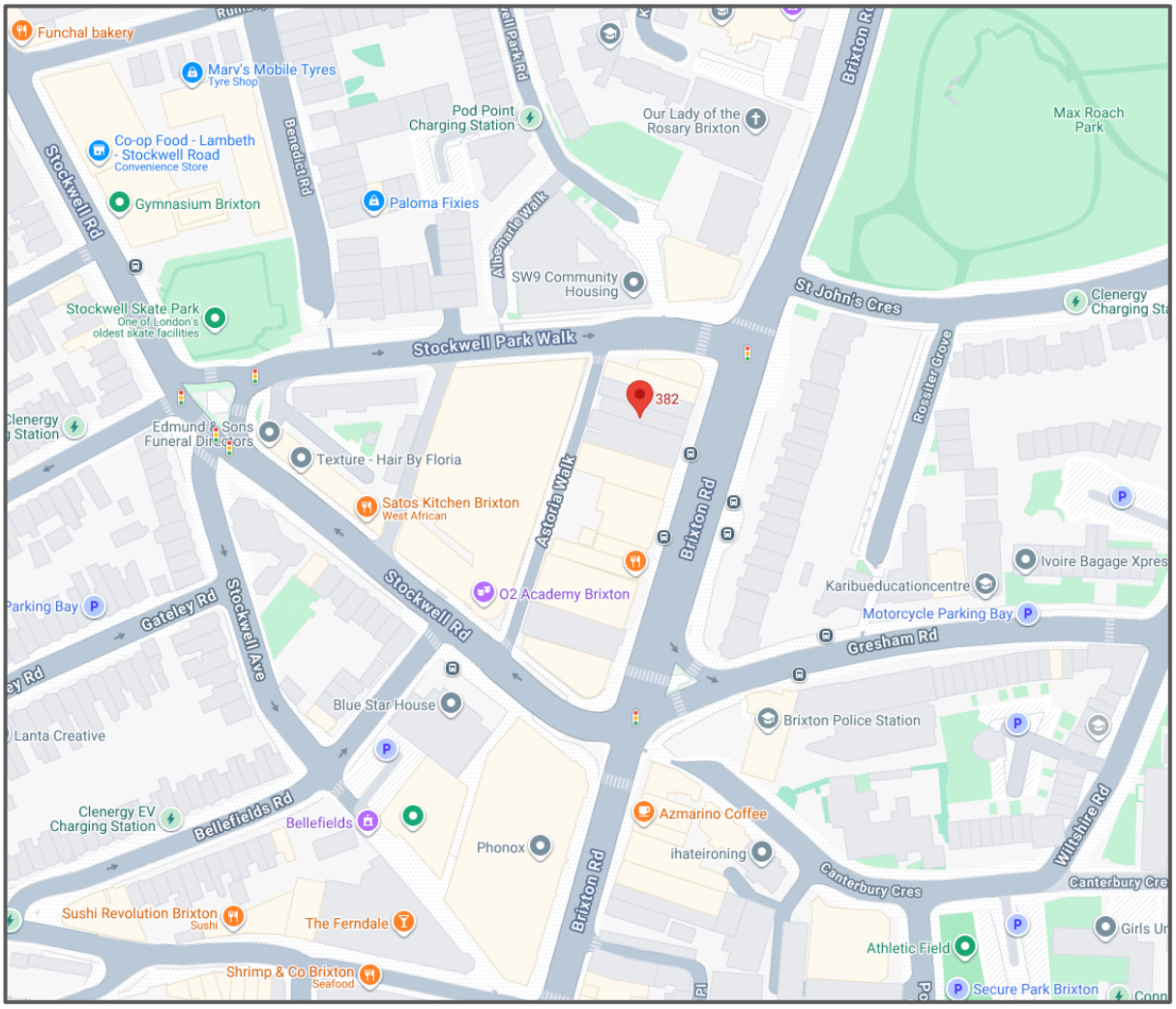
Viewings:

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Location Map:



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