

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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VERY WELL POSITIONED SHOP **TO LET**

LOCATED JUST OFF BRIXTON ROAD IN A HIGHLY VISIBLE POSITION AND WITH A NEW LEASE AVAILABLE

3 BRIXTON STATION ROAD BRIXTON SW9

LOCATION

The property is situated at the Brixton Road end of Brixton Station Road which is a very busy semi-pedestrianised shopping area near the approach to Brixton Station. The property benefits from a good deal of passing pedestrian traffic enhanced by the proximity to Brixton Station itself with a variety of retail nearby. Brixton Station Road houses an open air market frequently and this enhances foot flow during these times. Brixton itself is an area undergoing constant regeneration and there are significant new developments taking place in surrounding areas.

DESCRIPTION

The property comprises a ground floor lock up shop most recently used for footwear retailing. The property has electric security shuttering, plain plastered walls, recently installed electrics and gas fired central heating (not tested). There is an internal WC and a rear skylight providing additional natural light.

ACCOMMODATION

Gross Frontage	4.26m (14')
Internal Width	4.11m (13'5) narrowing to 2.28m (7'5) after 9.75m (32')
Maximum Shop Depth	11.76 (38'6)
Sales Area	44.68m ² (480 sq ft) (approx)
Internal WC	

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class A1 (General Retail) of the Current Town and Country (Use Classes) Order and would suit a variety of trades. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£25,000 (twenty-five thousand pounds)** per annum exclusive is sought.

PREMIUM

Premium offers of **£15,000 (fifteen thousand pounds)** are sought for our clients leasehold interest.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT