



PRIME UNIT BRIXTON

444 BRIXTON ROAD, BRIXTON, LONDON SW9 8BH

Location:

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

The premises occupy a prominent position in close proximity to Brixton Underground Station (Victoria Line) which is the 2nd busiest tube station in London with over 33 million passengers annually.

Nearby multi-national occupiers include Footlocker, TK Maxx, Marks & Spencer, Pret A Manger, Superdrug and Poundland.

Use:

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

Rent:

Offers in excess of £410,000 per annum exclusive.

Accommodation:

The unit is arranged over the ground floor and first floor and has the following approximate net internal areas:

Ground Floor: **5,128 sq. ft. (476.44 m²)**

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring 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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