



240 Brixton Road

London, SW9 6AH

**TO LET - Newly created
'shell & core' retail unit.**

1,076 sq ft
(99.96 sq m)

- Highly prominent location.
- Fabulous ceiling heights.
- Flexible 'blank canvas' retail.
- Glazed frontage.
- Available immediately.

240 Brixton Road, London, SW9 6AH

Summary

Available Size	1,076 sq ft
Rent	£35,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

Forming the Ground Floor of this handsome period building that has recently been extensively re-developed, this superior retail space is now offered to the market in 'shell and core' condition with a competitive 'rent-free' allowance.

The property enjoys a prominent, fully glazed façade and is arranged across one lateral floor offering excellent depth with the prospects to partition the space and introduce ancillary spaces as required. The Landlord will provide a 'shell and core' finish with washrooms to be installed as specified.

Location

These retail premises enjoy an enviable location along Brixton Road which has undergone somewhat of a renaissance over recent years as a number of trendy bar and restaurant destinations have become established in the area. Situated directly opposite Co-op and close to entrance with Slade Gardens recreational park, the space enjoys close proximity to Brixton Jam, F4 Fitness and a number of desirable independent retailers.

Terms

Rent: £35,000 per annum.

Rateable Value: Available on request.

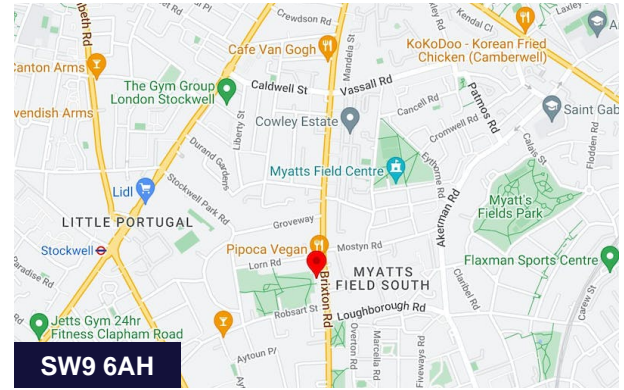
EPC: TBC.

Local Authority: London Borough of Lambeth.

Possession: Full vacant possession immediately on completion of legal formalities.

Lease Terms: A new lease granted outside of the Landlord & Tenant Act 1954 to be agreed.

Legal Costs: Each party is to bear their own legal costs.



Viewing & Further Information



Chris Ryan

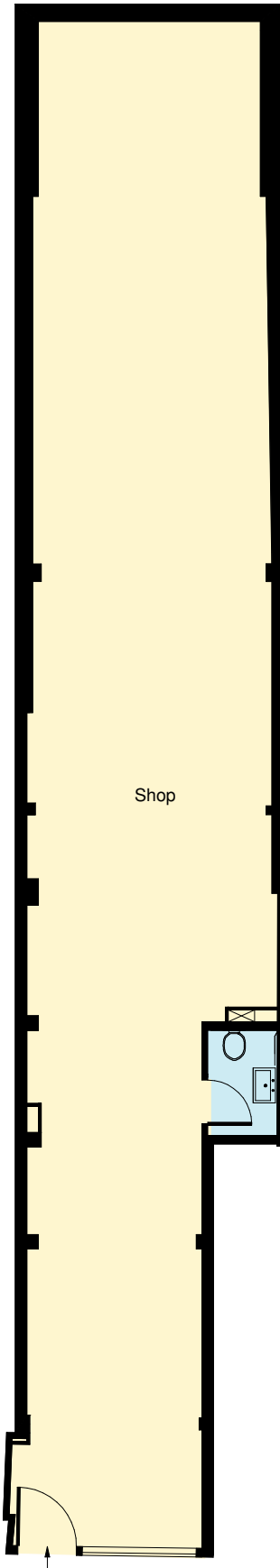
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Brixton Road, SW9

Approx. Gross Internal Area
100 sq m / 1076 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.