



# PRIME UNIT TO LET IN BRIXTON

**512-514 BRIXTON ROAD, BRIXTON,  
LONDON SW9 8ER**



## Location:

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

The premises occupy a prominent position nearby to Brixton Underground Station (Victoria Line) which is the 20<sup>th</sup> busiest tube station on the London Underground network with over 32 million pedestrians entering and exiting annually.

Nearby multi-national occupiers include Foxtons, McDonald's, Natwest, Specsavers, Barclays, H&M, KFC, EE and JD Sports, amongst many others.

## Accommodation:

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

**Ground Floor:** 1,548 sq. ft. (143.81 m<sup>2</sup>)

**Basement:** 1,012 sq. ft. (94.02 m<sup>2</sup>)

## Use:

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

## Rent:

£215,000 per annum exclusive.

## 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:

Please contact:

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