



# PRIME UNIT TO LET IN 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 opposite Brixton Underground Station (Victoria Line) which is the 2<sup>nd</sup> busiest tube station in London with over 33 million pedestrians entering and exiting annually.

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

## **Accommodation:**

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

**Ground Floor:** 5,727 sq. ft. (532.05 m<sup>2</sup>)

**First Floor:** 2,250 sq. ft. (209.03 m<sup>2</sup>)

## **Use:**

The premises benefits from A1 planning consent. Alternative uses may be considered subject to planning.

## **Rent:**

Offers in excess of £475,000 per annum exclusive.

## **Lease:**

The premises are available from September 2019 by way of a new 10/15 year FRI 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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