



# PRIME UNIT BRIXTON

**496-498 BRIXTON ROAD, BRIXTON, LONDON SW9 8EX**

**\*SUBJECT TO VACANT POSSESSION\***

## **Location:**

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

The premises occupy a prominent position nearby to Brixton Underground Station (Victoria Line).

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

## **Use:**

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

## **Accommodation:**

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

**Ground Floor: 2,050 sq. ft. (190.45 m<sup>2</sup>)**

## **Rent:**

Upon Application.

## **Lease:**

The premises are available by way of a new 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:

**Ryan Mylroie**

[ryan@jenkinslaw.co.uk](mailto:ryan@jenkinslaw.co.uk)

**Kyle McGuire**

[kyle@jenkinslaw.co.uk](mailto:kyle@jenkinslaw.co.uk)

**Paul Jenkins**

[paul@jenkinslaw.co.uk](mailto:paul@jenkinslaw.co.uk)

### Location Map:

