



PRIME UNIT TO LET IN BRIXTON

**463-465 BRIXTON ROAD,
BRIXTON, LONDON SW9**



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 one of the busiest tube stations on the London Underground network with over 32 million pedestrians entering and exiting annually.

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

Accommodation:

The unit is arranged over Ground Floor and Basement only, with the following approximate gross internal areas:

Ground Floor: 2,773 sq. ft. (258 m²)

Basement: 1,749 sq. ft. (163 m²)

Use:

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

Rent:

Upon Application.

Lease:

The premises are available by way of a new full repairing and insuring lease, for a term to be agreed.

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

Paul Jenkins

paul@jenkinslaw.co.uk

