



TO LET
80 Brixton Road
London
SW9 6BH

Retail Unit
To Let
897 Sq Ft





Location

The property enjoys a prime position on Brixton Road (A23) close to its junction with South Island Place. Neighbouring occupiers include a mix of independent shops and boutiques including Brixton Rd Post Office, Millenium Pharmacy, Hause of Colours Nails & Beauty, in addition to an excellent selection of delicatessens and cafes.

The property benefits from a significant amount of vehicular movement and a good level of passing footfall, and Oval Station is also located nearby (0.3 miles) which is on the Northern Line. Numerous buses also serve the locality.

Description

The property is comprised of a mid-terrace retail unit, previously trading as a barbers. The retail accommodation is open plan, and benefits from air-conditioning, single-phase electric supply (no gas), and electric security shutters. The ground floor ceiling height is 3.5m.

The basement accommodation further provides additional storage space, kitchen and WC facilities, and rear fire exit.

Property Terms

The property is available to be let on a new Full repairing and insuring lease, for a term to be agreed, outside the Landlord & Tenant Act 1954.

Rent

£20,000 per annum exclusive.

Property Size

The unit has been measured on an NIA basis and provides the following accommodation:

| | | |
|----------------------------|-------------------|--------------------|
| Ground Floor Retail | 41.53 sq m | (512 sq ft) |
| Basement | 35.79 sq m | (385 sq ft) |
| Total Accommodation | 83.32 sq m | (897 sq ft) |

Business Rates

The property has been entered into the 2023 rating with a rateable value of £17,000.

Planning

We assume the property currently benefits from E Use Class. However, the tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

VAT, Legal Costs & EPC

VAT is non-applicable. Each party to be responsible for their own legal costs. The property has a C Rating.

Viewing

For further information please contact sole agents Hindwoods on 0208 858 9303.

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