

**MULTI-USE UNIT
TO LET**
797 SQ FT (74 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



222 BRIXTON ROAD, LONDON, SW9 6AH

LOCATION:

This property is located on a busy parade on Brixton Road, in between Brixton, Stockwell, and the Oval. It is just a 10-minute walk from Brixton Station and Brixton Underground station (Victoria Line).

The area has a diverse array of businesses including the vegan restaurant Pipoca, the Crown and Anchor Pub, and high street mainstays like F45 and the Co-Op.

DESCRIPTION:

This former barbers comprises a lock up shop with an open plan retail space at the front and a smaller office room, kitchenette and WC to the rear.

It benefits from great corner frontage on to Brixton Road, making it suitable for retail users who are looking to maximise their presence on the high street.

The Unit has Class E Planning permission, appropriate for a number of retail, office and leisure users.





SIZE: 797 Sq Ft (74 Sq M)



RENT: £21,000 New Lease



COSTS:

RATES PAYABLE 2024: £8287.5

LEGAL COSTS: Both parties to pay their own legal costs.



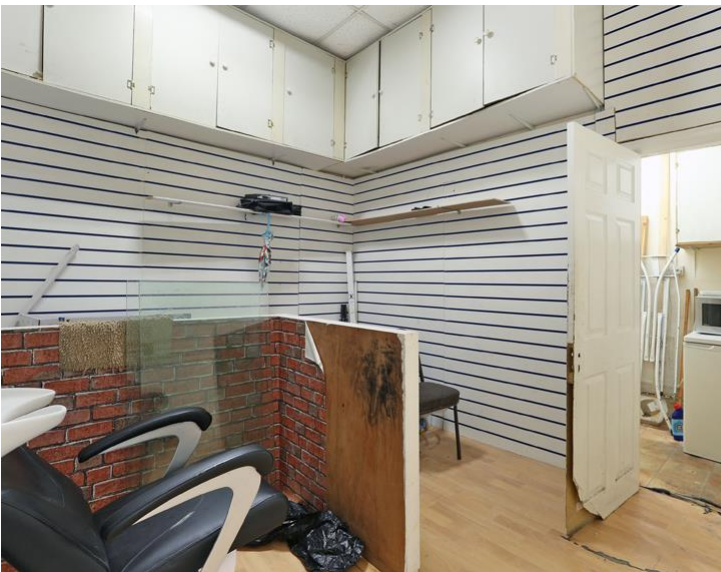
VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.



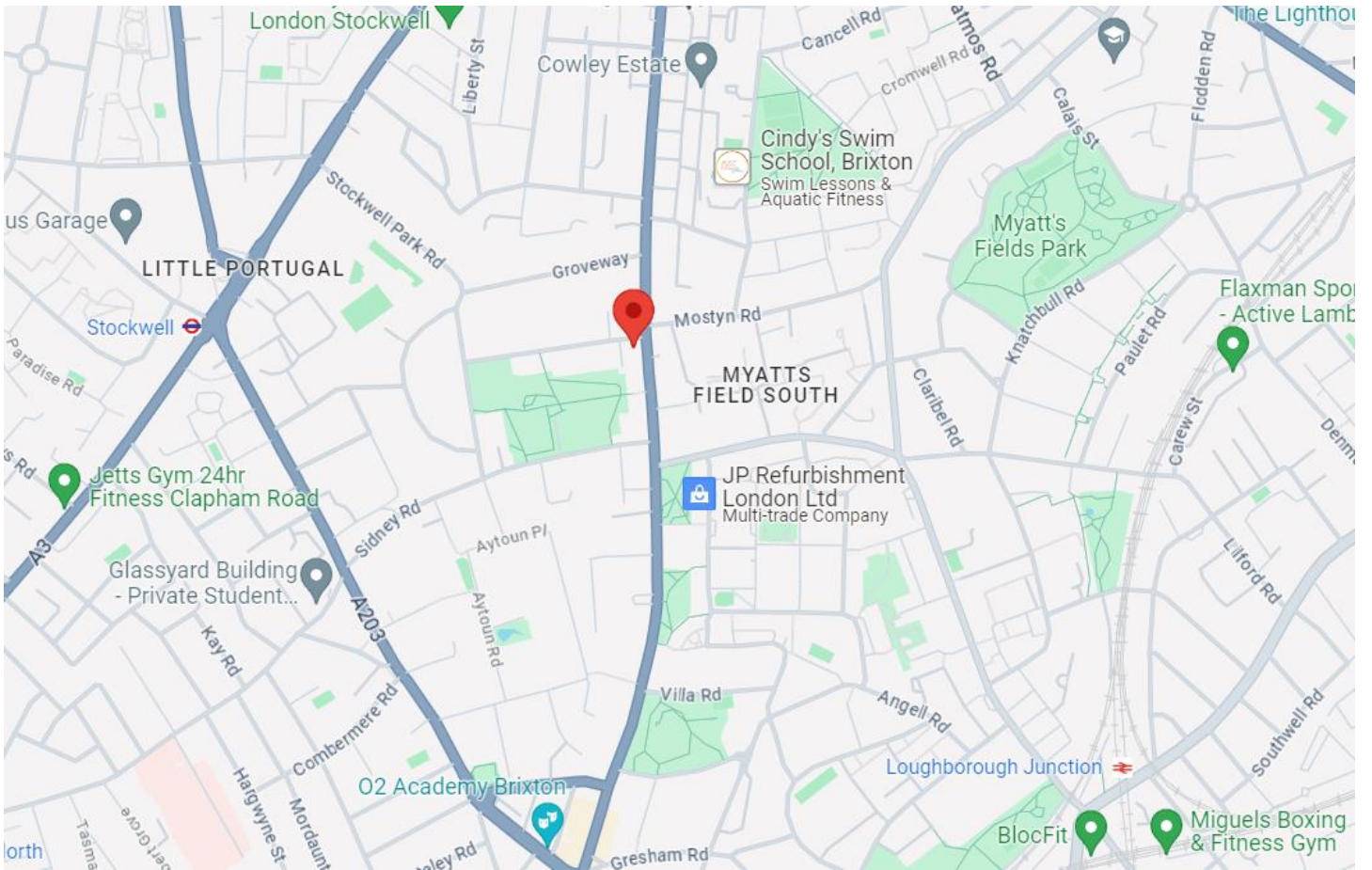
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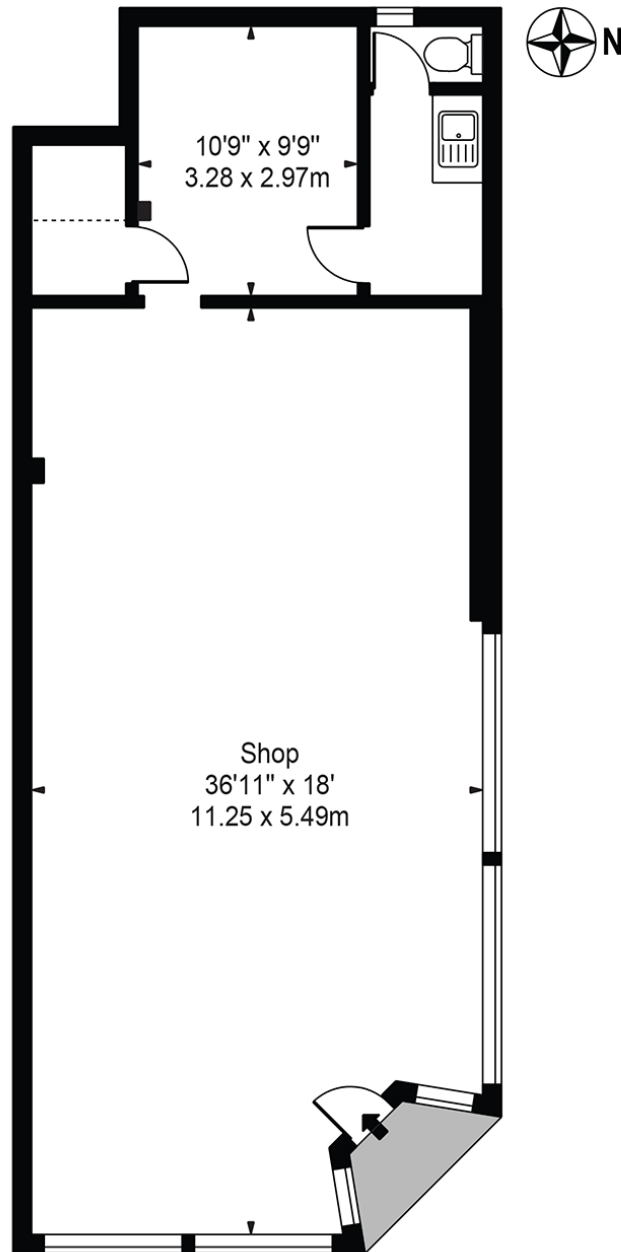
SOUTH LONDON'S LEADING AGENTS



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Brixton Road, SW9 6AH

Approx. Total Internal Area 810 Sq Ft - 75.25 Sq M
(Including Restricted Height Area)
Approx. Gross Internal Area 797 Sq Ft - 74.04 Sq M
(Excluding Restricted Height Area)



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.