



Sanderson
Weatherall

TO LET - GROUND FLOOR SHOP



UNIT 6, FAIRFAX HOUSE, OVERTON ROAD, BRIXTON, LONDON, SW9 7JR





Offers in the region of £8,500 per annum exclusive

5 Minute walk to Central Brixton

Location

The property is situated, on Overton Road just off Brixton Road (A23) and a 5 minute walk to Central Brixton.

Both Brixton Underground (Victoria Line) and Brixton Overground (Southeastern Railway) Stations are within easy walking distance of the unit and the area is served extremely well by buses.

The surrounding area is a mix of residential and commercial uses.

Description

The premise is a ground floor lock up shop that forms part of a parade located beneath residential accommodation. The unit comprises retail space with rear storage, kitchenette and spacious WC.

Energy Performance Certificate (EPC)

The property has a rating of D. A copy of the EPC is available upon request.

Business Rates

The Rateable Value for the property is £6,500 with approximately £3,191 payable for 2019/20. This property qualifies for small business rate relief.

Planning Use

We understand the lawful use of the property is A1, as defined within the Town and Country Planning Order 1987 (as amended). Other changes of use would be considered subject to planning approval. All planning-related enquiries can be addressed via Lambeth Council Planning team on 020 7926 1180. Available Mon-Fri, 9am-1pm.

Terms

The London Borough of Lambeth is offering an effective 3 year IRI lease. A longer lease will be considered. The lease will be contracted inside of Sections 24 to 28 of the Landlord and Tenant Act 1954.



Terms (continued)

A 3 to 6 month rent deposit will be paid to the landlord as security which will be held for the duration of the lease.

Accommodation

Floor	Sq Ft	Sq M
Ground floor	416	38.6
Total Area	416	38.6

Costs

The incoming tenant will be responsible for the landlords legal, administrative and agency costs incurred in this transaction.

Offers

The landlord is seeking offers in the region of £8,500 per annum.

Within your offer please include the following information:

1. Proposed capital works to improve the property.
2. Proposed business use and business plan containing 3 years financial forecast and track record.
3. A tenancy application form which can be requested from the agents.



Viewing and further information:

Viewings are strictly by prior appointment with the sole agents:

Claudia Roberts

Tel: 020 7851 2124

Email: claudia.roberts@sw.co.uk

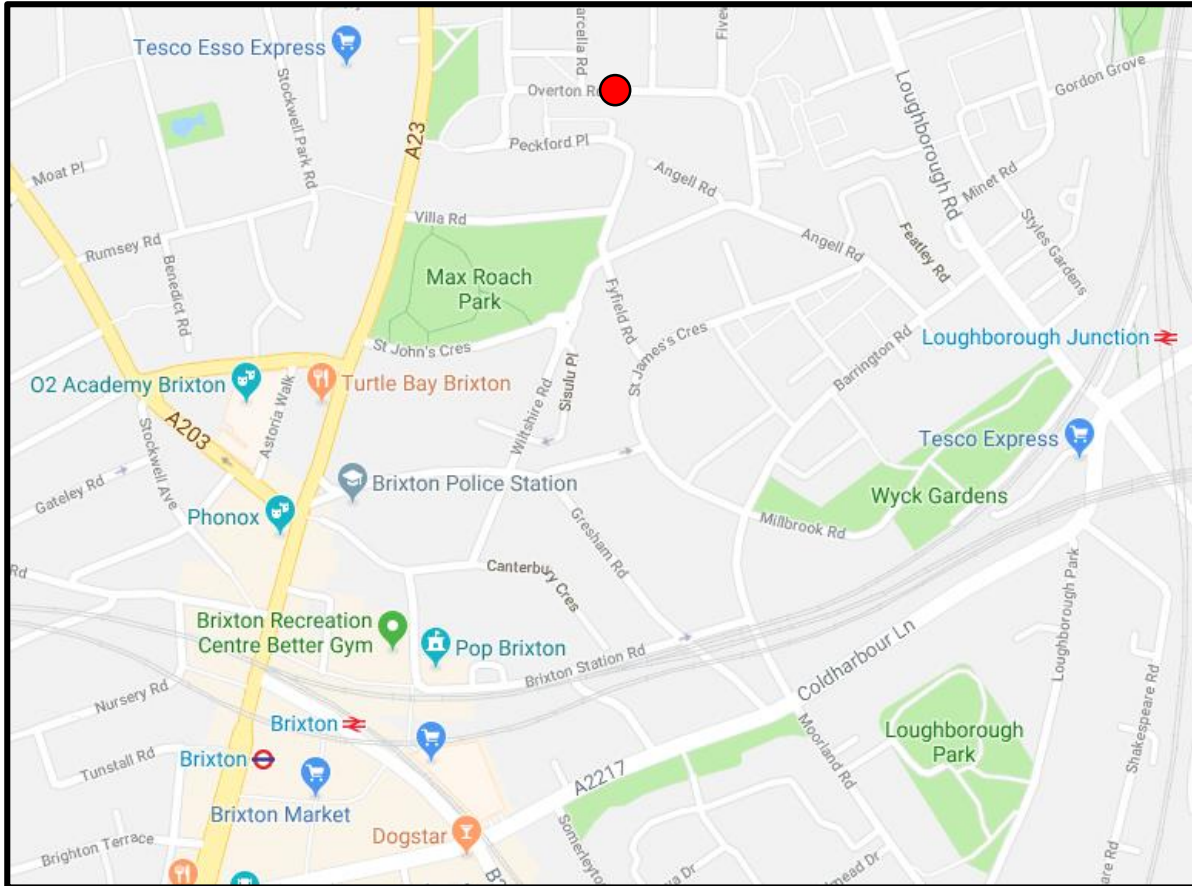
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