

Retail Unit

18 Milkwood Road, London, SE24 0HH



To Let

Retail unit within a parade

Jade Quelch

Graduate Surveyor

Tel: 07442 368 192

Email: jade.quelch@avisonyoung.com

Reece Andrade

Surveyor

Tel: 07720 160 086

Email: reece.andrade@avisonyoung.com

**AVISON
YOUNG**

Retail premises to let

18 Milkwood Road

Location

The property is situated in a retail parade on Milkwood Road, just to the east of Brixton. Coldharbour Lane (A2217) Loughborough is nearby with easy routes to Brixton, Herne Hill and Camberwell. Both Loughborough Junction National Railway Station and Denmark Hill (Overground) Station are within easy walking distance of the unit and the area is served well by buses.

Description

The property consists of a ground floor and basement lock-up shop.

The space would suit a variety of different occupiers.

Accommodation

The premises are arranged over ground floor and basement, providing the following approximate internal floor areas:

Floor	Area (sq ft)	Area (sq m)
Ground	613	56.9
Basement	225	20.9
Total	838	77.8

Rent

£15,000 pax

Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

Lease Terms

The premises are available on a new effective FRI lease for a term to be agreed. The premises will be taken as seen.

Planning

The premises falls within Class Sui Generis of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business Rates

We understand that the property is assessed at a rateable value of £10,750 (2023).

Interested parties should carry out their own investigations.

EPC

The Energy Performance Asset Rating is B (30). The certificate is available online.

Legal Costs

The ingoing tenant shall be required to pay the landlord's reasonable legal fees.

Supporting Information

Within your offer, please include the following information:

1. Proposed fitting-out works and investment.
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.





Agent Details

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For further information or if you wish to view, please do not hesitate to contact:

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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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