

462 Brixton Road, Brixton, SW9 8EA

Prime Brixton Retail Unit to Let – 2,243 Sq.Ft.



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## The Property

The subject property is fantastically well located, directly opposite Brixton underground station. Brixton Road is the main thoroughfare through the area, boasting consistently high daily footfall in one of London's liveliest, most diverse suburbs.

The unit itself offers a rectangular floorplate and ample ground floor sales space, with a tradeable basement and a first floor mezzanine space.

Nearby occupiers on the parade include Sainsburys, Iceland, Boots, Holland & Barrett, Superdrug, M & S, Morleys, Pret a Manger, Three and HSBC.

## Accommodation

The premises is arranged over ground, basement and mezzanine floors.

It comprises the following approximate net internal floor area(s):

Description	sq ft	sq m
Ground Floor	1,049	97.46
Basement	1,086	100.89
Mezzanine	108	10.03
<b>Total</b>	<b>2,243</b>	<b>208.38</b>

## Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

## Rent

Upon application.

## Business Rates

The rateable value of the property is £108,000 of 1st April 2023.

Interested parties are advised to make their own enquiries with Lambeth Council.

## EPC

Certificate available upon application.

## Further Information & Viewing

Viewings are by appointment via sole agents Levy Real Estate

### Liv England

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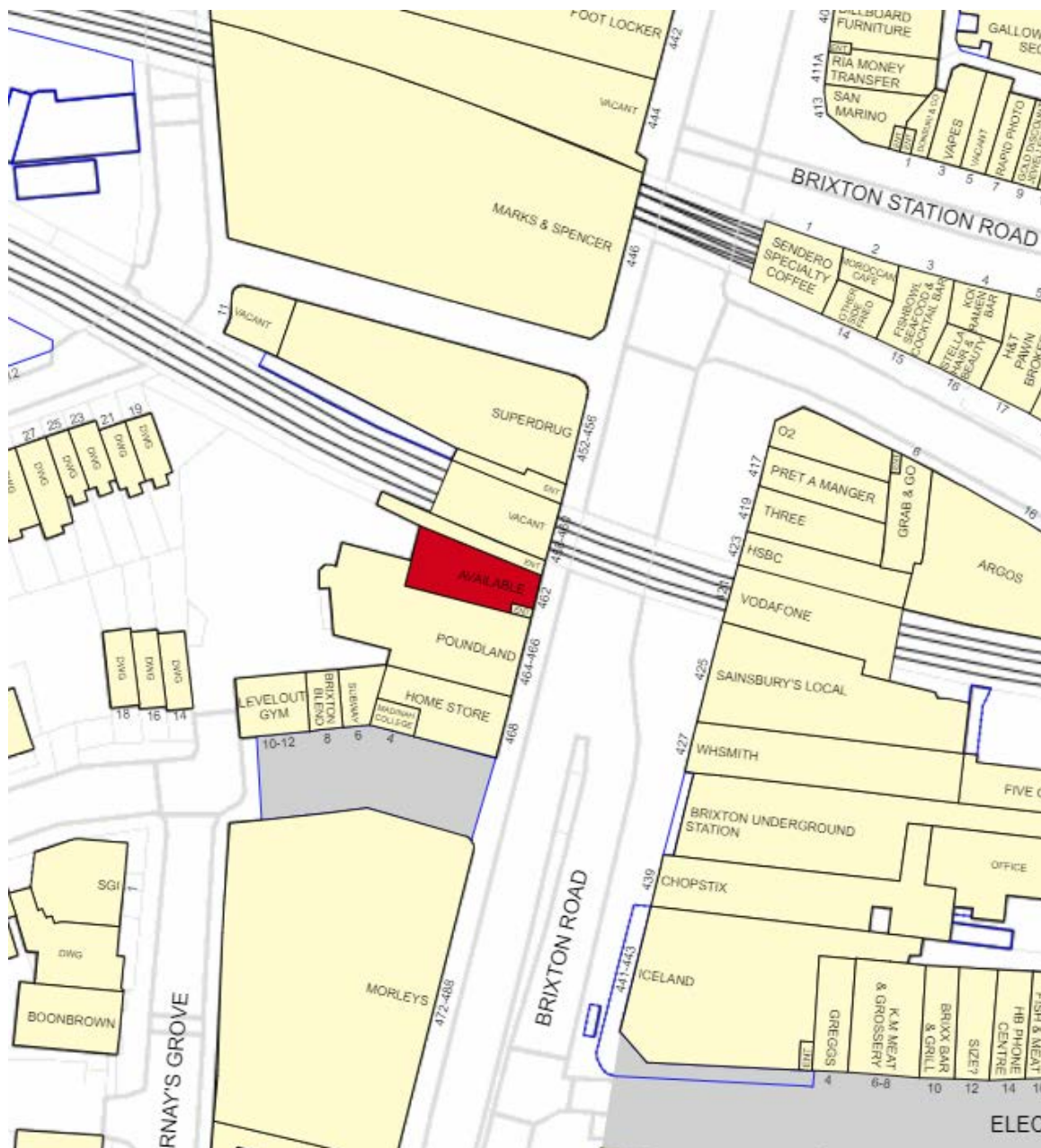
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### Location Plan

Not to scale, indicative only.



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