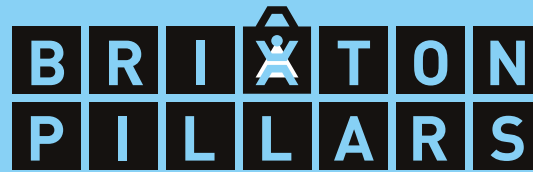


CATHEDRAL UNIT



TO LET
UNIQUE RESTAURANT
OPPORTUNITY
1,483 - 2,438 SQ FT

THE NEWLY REFURBISHED ARCHES AND KIOSKS ARE PROMINENTLY LOCATED WITHIN A VIBRANT RETAIL AND LEISURE AREA AND ARE A CONDUIT LINKING THE NATIONAL RETAILERS ON BRIXTON ROAD TO THE ECLECTIC MIX OF TRADERS WITHIN BRIXTON VILLAGE AND POP BRIXTON.



TERMS AGREED

Terms have been agreed with **12 former founding tenants to return**, following completion of the significant renovation works.

GLAZED SHOPFRONTS

The refurbished units will provide **new glazed shopfront**, white arch lining, new insulated concrete floor slabs, perimeter drainage channels, security shutters and capped services.

NEW UPLIGHTERS

New uplighters will be installed to brighten up the streetscape along the façade of the arches.

CATHEDRAL OPPORTUNITY

The available newly refurbished accommodation consists of **2 railway arches** below Brixton overground station around the thoroughfare and station access corridor.

A3 USE

Planning: the arches **benefit from A3 uses**, a plan of which can be seen opposite.

HIGH FOOTFALL

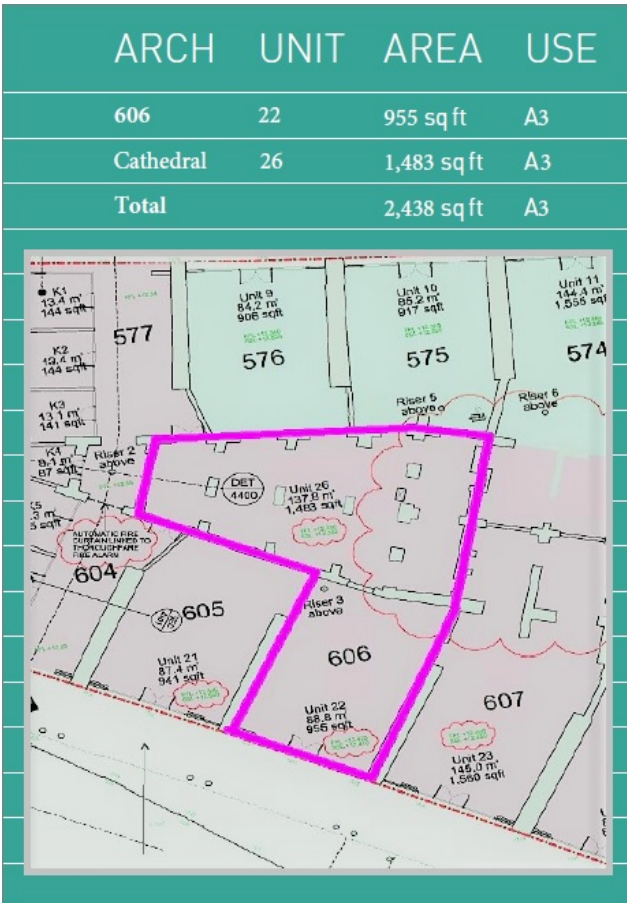
The area benefits from a **high level of footfall**; Brixton underground station had 32.84 million entries/exits in 2017 alone.

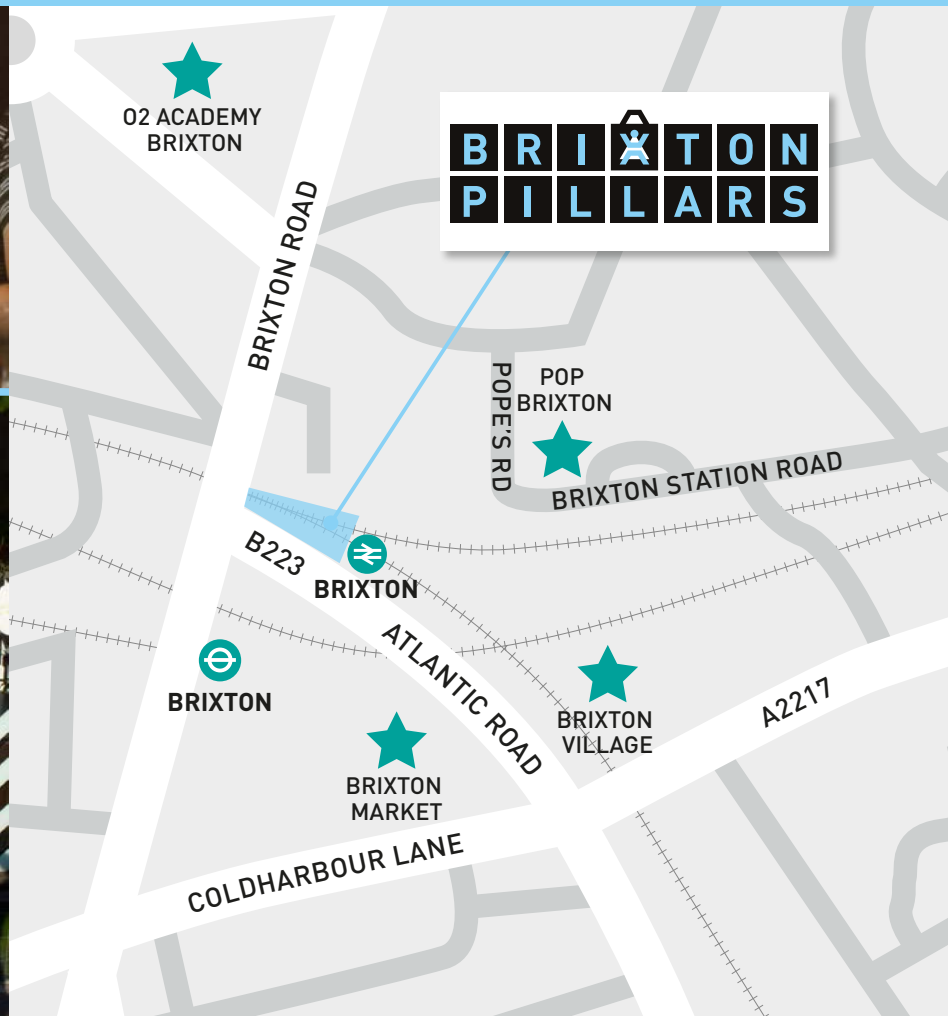
Brixton Pillars are situated beneath Brixton overground station, fronting Atlantic Road and Brixton Station Road, bounded by Brixton Road to the West and Pope's Road to the East.

The area benefits from a high level of footfall; Brixton underground station, approximately 85m from the first arch of the triangle, had 32.84 million entries/exits in 2017 and Brixton overground had 1.344 million (2016-2017).

In the local area there are a mix of national and independent occupiers including Cricket, Kataba Japanese Knifeshop, Franco Manca, Dog Star, Mama's Jerk, Honest Burger, Duck Duck Goose, Meat Liquor, Container Records, Wahaca, Maria Sabina, Raclette Brothers, Rose's Thai, Other Side Fried to name but a few.

More information is available upon request from the agents.





**B R I X T O N
P I L L A R S**

 **Grant Mills Wood**
chartered surveyors

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020 7629 8501

FOR MORE INFORMATION AND TO REGISTER YOUR INTEREST, PLEASE EMAIL

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Misrepresentations Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. All units are offered subject to contract and availability. Feb 2019.

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