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PRIME UNIT TO LET IN BRIXTON

**444 BRIXTON ROAD, BRIXTON,
LONDON SW9 8BH**



Location:

A rare opportunity to acquire a retail unit within Brixton's prime retail offering.

The premises occupy a prominent position opposite Brixton Underground Station (Victoria Line) which is the 2nd busiest tube station in London with over 33 million pedestrians entering and exiting annually.

Nearby multi-national occupiers include TK Maxx, Pret A Manger, Footlocker, Costa, Superdrug and Marks & Spencer.

Accommodation:

The unit is arranged over the ground floor and first floor and has the following approximate net internal areas:

Ground Floor: 5,727 sq. ft. (532.05 m²)

First Floor: 2,250 sq. ft. (209.03 m²)

Use:

The premises benefits from A1 planning consent. Alternative uses may be considered subject to planning.

Rent:

Offers in excess of £475,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

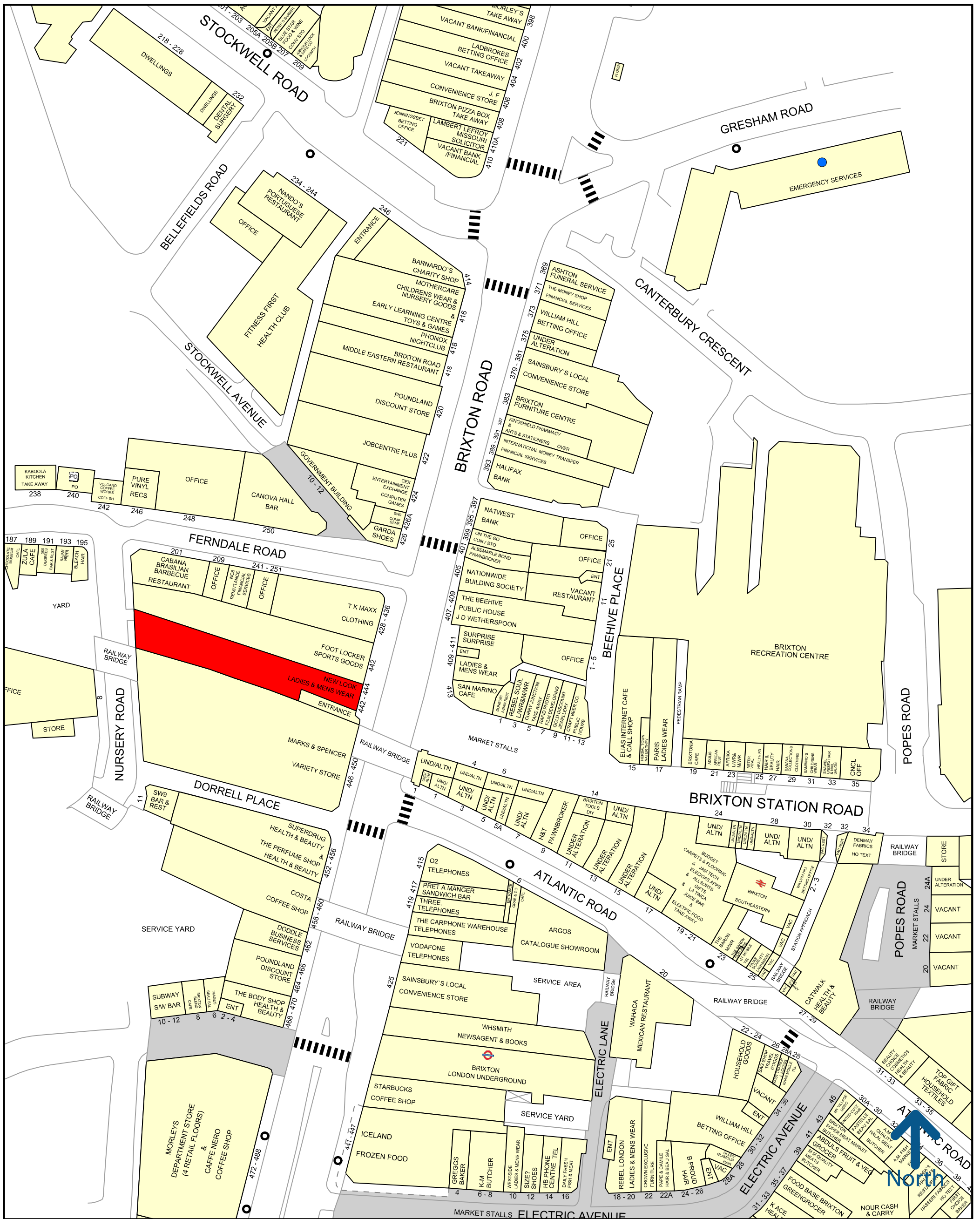
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