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RETAIL UNIT TO LET IN BRIXTON

**274 BRIXTON HILL, BRIXTON,
LONDON, SW2 1HP**



Location:

The subject property occupies a prominent position on Brixton Hill.

Nearby multi-national tenants include Sainsbury's, William Hill, Access Self Storage and McDonald's. Brixton Underground (Victoria line) and Brixton Main Line Railway Station (National Rail) are both located a short walk away.

Accommodation:

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

Ground Floor:	812 sq. ft. (75.47 m²)
Basement:	720 sq. ft. (66.89 m²)

Use:

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

Rent:

£35,000 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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