



To let

439 Brixton Road, London, SW9 8HE

Places
for
London

 The TfL Property Company

Brixton Underground Station sits on the Victoria Line for travel within Zone 2 of the Transport for London network. Brixton is a busy, cosmopolitan area of South London within the borough of Lambeth. The station is prominently located on Brixton Road and benefits from heavy footfall.

The unit is positioned immediately to the right of Brixton Station's entrance, slightly recessed from the station exit. Brixton Road benefits from many national operators such as Pret A Manger, Vodafone, Iceland, WHSmith, and Five Guys

Zone 2

London Underground station

21.54 million

Annual Station Footfall



Description:

The unit is positioned immediately to the right of Brixton Station's entrance, slightly recessed from the station exit. The unit will likely be handed over to a new tenant in a stripped back condition with capped off services.

Unit Size:

Total 1,563 sq ft (145.1 sq m)

Services:

Power, Water and Drainage

Usage:

Retail or Hospitality Uses.

Lease:

5-year lease, contracted outside the Landlord & Tenant Act. Annual RPI uplifts for the rent review applicable.

Rent:

The base rent payable to be £135,000 or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials.

ALL ENQUIRIES:

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