

## TO LET LARGE CLASS E UNIT AVAILABLE

409-411 Brixton Road  
London SW9 7DG



### Contact

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## Location

The property is located in an excellent position on Brixton Road, just one minute walk from Brixton Station and the Underground.

Some nearby national operators include TK Maxx, Foot Locker, Ce, Holland Barrett, Pret a Manger, WH Smith, Superdrug, Premier Inn, Top Shop, The Body Shop, O2, Iceland, H&M and Costa.

## Description

A large class E retail unit located in the heart of Brixton, split across ground and basement floors. A vault is located in the basement which provide storage facilities.

The unit does have planning permission to convert the rear courtyard into additional seating areas and toilet facilities. The pavement directly in front of the shop can be used – please refer to CGI images attached.

## Terms & Tenure

A new lease is available direct from the landlord for a term to be agreed.

£120,000 rental per annum exclusive of VAT

Service charge for Year End 2024 is circa £1,700 per annum.

## Rating

We are advised that the Rateable Value for the property is £94,500 and rates payable is circa £51,597 per annum.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Energy Performance

Energy Performance Asset Rating – C (73).

## VAT

The property is elected for VAT.

## Viewing

Strictly by appointment with joint agents, Rapleys and Assembly CRE.

- 1 minute walk from Brixton station and underground
- Popular shopping location
- Double frontage
- Excellent footfall
- Pavement area seating possible
- Planning obtained to extend rear courtyard at ground floor level

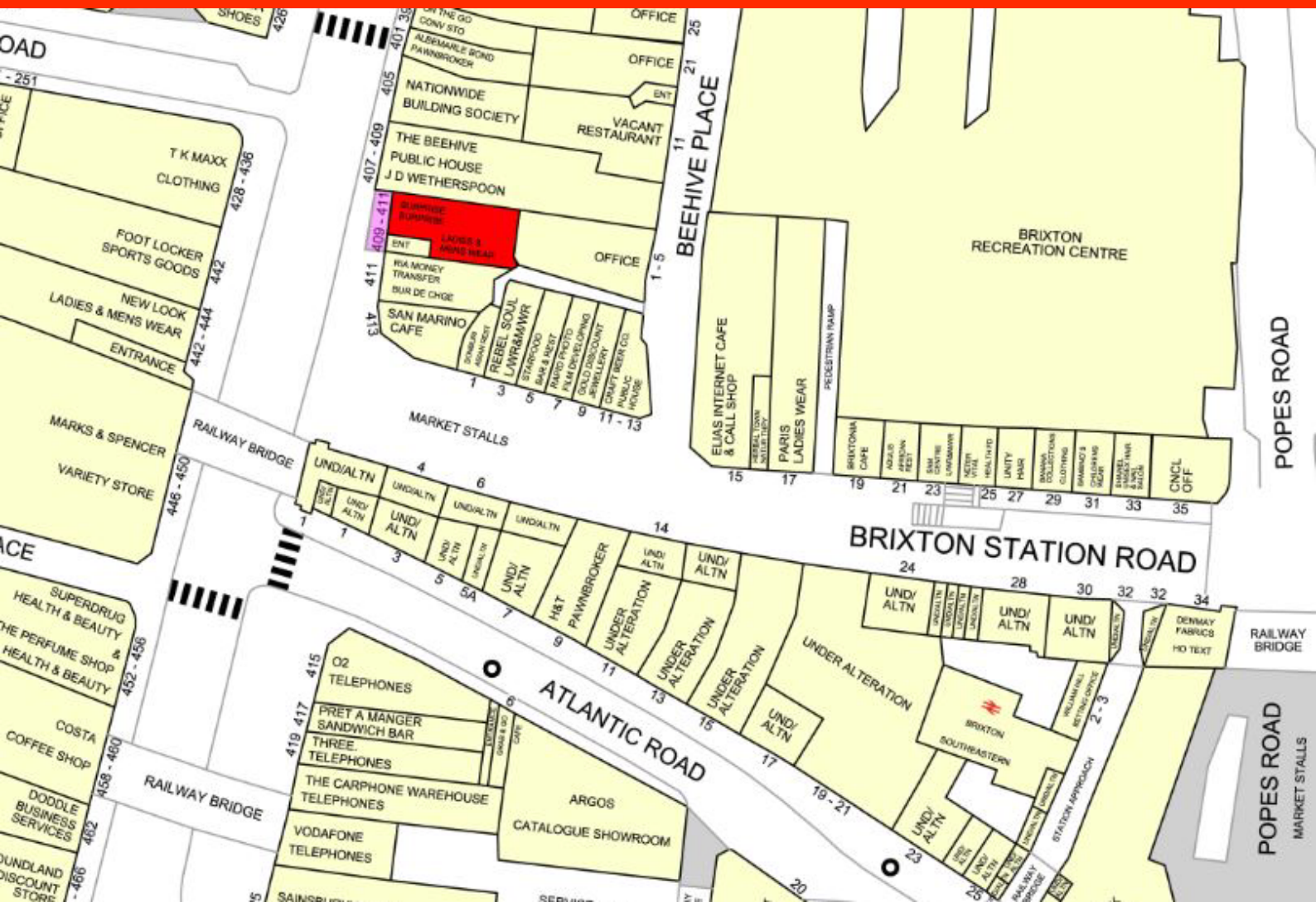


## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	108.23	1,165
Basement	76.65	825
<b>Total Site Area</b>	<b>184.88</b>	<b>1,990</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.





For further details contact:

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