aston rose
chartered surveyors

4 Tenterden Street, London W1S 1TE
020 7629 1533
agency@astonrose.co.uk
astonrose.co.uk

SHOP PREMISES TO LET - BRIXTON SW9

A1 Retail for Rent
- close to underground station
- popular shopping location
- excellent footfall
- pavement area seating possible

1,990 sq ft

409-411 Brixton Road
London SW9 7DG

Location

The property is located in an excellent position on Brixton Road, just one minute walk from Brixton Station and a 2-minute walk from Brixton Underground station.

Brixton Underground Station was in the top 20 stations in terms of footfall in 2016, with over 30,000,000 visitors per year, making Brixton one of the most popular shopping, food and beverage destinations in South London of the last few years. POP Brixton, Brixton Village and Market Row offer a mixture of outdoor and indoor markets, bringing large numbers of visitors to the area. Some nearby national operators include: TK Maxx, CEX, Boots, Holland Barrett, Pret a Manger, WH Smith, Superdrug, Premier Inn, Top Shop, The Body Shop, O2, Iceland, H&M and Costa.

Description

The unit is partially split via a structural wall through the middle of the shop, however the landlord will open this up to provide an open plan double fronted retail unit. Consideration may be given to splitting the unit into two. *NB The pavement area directly in front of the unit can be used - shown on the plan overleaf highlighted in pink.*

CGI for illustrative purposes only.

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

Property Management
johnwilliams@astonrose.co.uk

Investment & Development
kenmorgan@astonrose.co.uk

Building Consultancy
andylynch@astonrose.co.uk

Sales, Lettings & Acquisitions
timrichards@astonrose.co.uk

Lease Advisory
robcragg@astonrose.co.uk

Valuation & Expert Witness
duncanpreston@astonrose.co.uk

aston rose
chartered surveyors

4 Tenterden Street, London W1S 1TE
020 7629 1533
agency@astonrose.co.uk astonrose.co.uk

SHOP PREMISES TO LET - BRIXTON SW9

Floor Areas

Floor	sq ft	sq m
Ground	1,165	108.23
Basement	825	76.65
Total Internal Area	**1,990**	**184.88**

Lease
A new lease for a term to be agreed.

Rent
£130,000 per annum exclusive + VAT.

Business Rates
The VOA website shows the rateable value to be £86,500. An occupier will therefore pay in the region of £42,000 per annum, but should make their own enquiries of the local authority.

Energy Performance Certificate (EPC)
The energy efficiency rating is C 73.

Legal Costs
In the event of a transaction each party will be responsible for their own legal and professional costs.

Viewings
Viewings are strictly by appointment only. Please contact the joint sole agents:

Tim Richards
Aston Rose
020 7409 9447
timrichards@astonrose.co.uk

Jamie Mackenzie
Strettons
020 8509 4404
jamie.mackenzie@strettons.co.uk

Subject to Contract
April 2022

CGIs (below) for illustrative purposes only.

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

Property Management
johnwilliams@astonrose.co.uk

Investment & Development
kenmorgan@astonrose.co.uk

Building Consultancy
andylynch@astonrose.co.uk

Sales, Lettings & Acquisitions
timrichards@astonrose.co.uk

Lease Advisory
robcragg@astonrose.co.uk

Valuation & Expert Witness
duncanpreston@astonrose.co.uk