



306 Brixton Road, London, SW9 6AE

Class A2 / A1 Unit to let on a busy through road

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£13,000 P.A.X. Leasehold

LOCATION: - The property is situated fronting Brixton Road close to the junction with Loughborough Road. Brixton Road forms part of the main A23 commuter route and the property benefits from considerable volumes of passing vehicular traffic particularly during rush-hour periods. There are various short term parking bays fronting Brixton Road which encourage quick stop trade in the vicinity. The property shares the location with a variety of retailers including convenience stores, pharmacies and catering outlets and there are some community based organisations nearby. There is a densely populated surrounding residential catchment comprising a mixture of Local Authority and private housing.

DESCRIPTION: - The property comprises a ground floor lock up shop currently being used as a Ria Money Transfer/Bureau de Change and has the benefit of Class A2 (Financial Services) usage. The property comprises central entrance doors with electrically operated security roller shutters.

Inside, the shop is currently partitioned to create a public use internet café with glass screened partition counter and office at the rear. There is also a WC and small kitchenette.

ACCOMMODATION:

Net frontage	4.7m	(15'4)
Overall shop depth	13.1m	(43')
Overall shop area	42.3m ²	(455ft ²)
WC and kitchenette	3.76m ²	(40.4ft ²)

USE/PLANNING: - We understand the property currently falls under Class A2 (Financial Services) of the current Use Classes Order and would suit a variety of similar trades and retail uses.

TENURE: - The property is offered by way of a new lease, the length of which is to be negotiated.

RENT: - An initial rent of £13,000 (thirteen thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £9,100. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an Energy Performance Certificate rating of 159 within Band G.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

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Viewings by prior arrangement - call our team for more information

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