



# Unit 23, Reliance Arcade, Brixton Road, London SW9 8JZ

Kiosk shop to let within a listed arcade in central Brixton.  
020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# Unit 23 Reliance Arcade, Brixton Road, London SW9 8JZ

## £5,750 Per Annum Exclusive

**LOCATION:** - The property is situated within Reliance Arcade, a popular covered shopping Arcade with its main entrance on Brixton Road and creating a link to Electric Avenue. The main entrance of the arcade is within the prime retailing area of Brixton set amongst major multiple occupiers ensuring virtually constant footfall.

Unit 23 is located in the heart of the Arcade and shares the Arcade with a variety of commercial occupiers including specialist music shops, card and gift shops, hairdressers, a travel agent, specialist clothing stores, locksmiths and many other businesses. The Arcade benefits from a good deal of foot-flow and Reliance Arcade has been subject to an extensive restoration, now ensuring that the Arcade is flooded with natural light, whilst retaining many of its period features which are listed.

**DESCRIPTION:** - The property comprises a ground floor kiosk shop unit with a loft area above providing storage. Units within the arcade rarely become available and the unit is considered suitable for a variety of uses. The landlords require uses to be compatible with

the arcade and non-competing users will be preferred. The property has use of communal WC facilities within the Arcade.

### **ACCOMMODATION:**

Ground floor	5.11m <sup>2</sup> (55ft <sup>2</sup> ) approx.
Loft storage	5.9m <sup>2</sup> (63ft <sup>2</sup> ) approx.

Use of communal WC at first floor.

**USE/PLANNING:** - The property is believed to fall within Class E (Retail and Other Uses) of the Town and Country Planning (Use Classes) Order. It should be noted that the landlord is seeking uses that will be complimentary to the Arcade, will improve the tenant mix and work to the best advantage of the Arcade and its traders.

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

**RENT/PRICE:** - An initial rent of £5,750 per annum exclusive is sought.

**BUSINESS RATES:** - The property has a ratable value of £3,500. Interested parties should contact the local authority to confirm the rates PAYABLE. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property is Grade II listed as part of the overall Arcade and therefore does not require an EPC rating for marketing.

**VAT:** - We are advised that no VAT will be payable in respect of rent and other outgoings.

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

020 8769 0161

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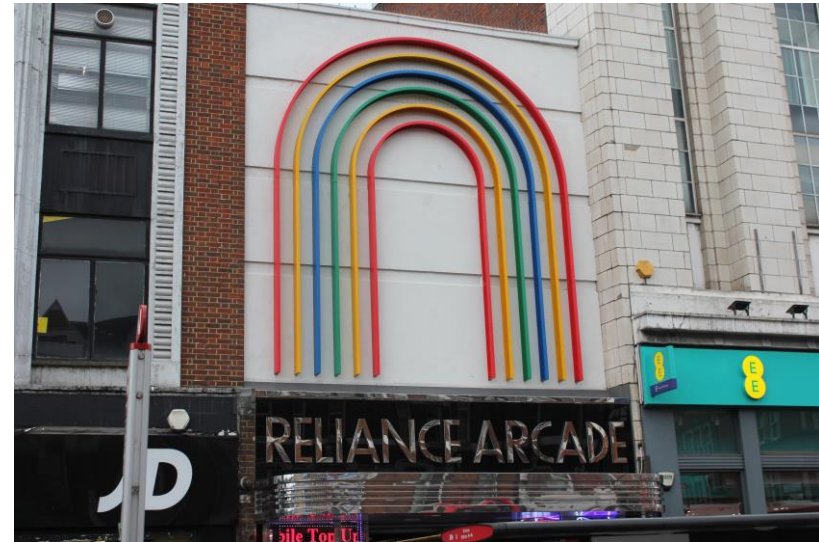
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Date: 23<sup>rd</sup> August 2021



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