

Hooper

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SHOP **TO LET**

LOCATED IN A SECONDARY BUT VISIBLE POSITION BETWEEN BRIXTON AND KENNINGTON AND AVAILABLE UNDER A NEW LEASE

228 BRIXTON ROAD
BRIXTON SW9 6AH

LOCATION

The property is situated fronting Brixton Road forming part of a prominent but secondary parade. Brixton Road forms part of the main A23 commuter route and the property benefits from significant passing vehicular traffic and some pedestrian flow generated by nearby retailers, the nearby park and a densely populated residential catchment in the vicinity. There are short term parking bays in the vicinity which encourage quick-stop trade to the parade and the property is considered suitable for a variety of businesses.



DESCRIPTION

The property comprises a ground floor lock up shop in a parade of similar units. The property has most recently been used as for computer sales and service and is now considered suitable for a variety of uses. The property has an internal WC.

ACCOMMODATION

Gross Frontage	16'	4.87m
Internal Width	15'6	4.75m widening to 4.84m (15'9)
Shop Depth	29'9	9.11m
Sales Area	465 ft²	43.19m² (approx)
Store	250 ft²	23.22m² (approx)

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class A1 (General Retail) of the current Use Classes Order and would suit a variety of trades.

RENT

An initial rent of **£9,500 (nine thousand five hundred pounds)** per annum exclusive is sought.

V.A.T.

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

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.