

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF  
TEL 020 8766 0123 • FAX 020 8761 6472  
EMAIL info@hoopernaylorfriend.co.uk

## **RARELY AVAILABLE A2 SHOP** **TO LET**

LOCATED JUST OFF BRIXTON ROAD ON THE APPROACH TO BRIXTON STATION AND AVAILABLE UNDER A NEW LEASE

**3 BRIXTON STATION ROAD, BRIXTON,**  
**SW9 8PA**

### **LOCATION**

The property is situated immediately off Brixton Road with a frontage to Brixton Station Road visible to northbound traffic on Brixton Road itself. Brixton Station Road forms the approach to Brixton overground and underground stations and the property benefits from considerable passing volumes of pedestrian traffic which is enhanced by periodic open markets on Brixton Station Road itself. The property is just outside the core retail area of Brixton and is considered suitable for a wide variety of trades.



## **DESCRIPTION**

The property comprises a ground floor lock up shop most recently occupied by a financial services business. The property has a modern shop front, internal WC and provides broadly rectangular sales space.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>3.99m</b>	<b>13'1</b>
<b>Internal Width</b>	<b>3.93m</b>	<b>12'9</b>
<b>Shop Depth</b>	<b>11.70m</b>	<b>38'4</b>
<b>Sales Area</b>	<b>45.52m<sup>2</sup></b>	<b>490 ft<sup>2</sup> (approx)</b>
<b>Internal WC and Wash Hand Basin</b>		

**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 A2 (Retail/Office) of the current Town and Country (Use Classes) Order and would suit either retail/office or retail users. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **RENT**

An initial rent of **£25,000 (twenty five thousand 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**