

# **KIOSK SHOP UNITS TO LET** **WITHIN INDOOR MARKET** **LOCATIONS**

PROVIDING LOW COST UNITS ON FLEXIBLE TERMS WITH UNITS FROM 160 SQ FT APPROXIMATELY

## **BRIXTON VILLAGE AND MARKET ROW** **OFF ATLANTIC ROAD SW9**

### **LOCATION**

The properties are located with two popular markets in the heart of Brixton close to all major retailers and all main transport facilities. The markets are well known within the local area and produce a vast amount of pedestrian traffic particularly on Saturdays. The markets house a wide variety of businesses and attracts a good customer base.

### **DESCRIPTION**

The properties comprise a series of kiosk size and larger units within the various retail islands contained within the markets. The properties provide power and light but in the majority of cases WC's are communal. The properties are considered suitable for a variety of businesses and the markets already house a diverse range of trades.

### **ACCOMMODATION**

Shop Units from 14.86m<sup>2</sup> to 39.29m<sup>2</sup> (160 sq ft to 423 sq ft with the possibility of some adjoining units being taken)

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

### **TENURE**

The properties in Market Row are offered by way of new commercial leases subject to periodic upward only rent reviews. The properties within Brixton Village (formerly Granville Arcade) are available by way of lease or licence.

**USE/PLANNING**

We understand the property currently falls within class A1 (General Retail) of the Current Town and Country (Use Classes) Order and would suit a variety of trades. There are some units that, if combined, may be suitable for catering uses subject to any necessary planning. Prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

**RENTS**

From **£9,600 (nine thousand six 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**