

**“TO LET”
A1 PREMISES OF 750 SQ. FT. (69.70 M²)
& BASEMENT**

LOCK UP SHOP, 274 BRIXTON HILL, LONDON, SW2 1HP



Location:

The property is set in a busy secondary parade situated at the southern end of the main A23 Brixton Hill trunk road, which links Brixton town centre with Streatham to the south, close to the junction with the A205 South Circular Road. This location benefits from heavy vehicular traffic flow, a high number of commuters and it services the densely populated local residential community.



- Description:** The premises are a ground floor lock-up A1 unit on a prominent corner position which has previously been running as a laundrette. The ground floor comprises a sales area, an office/store to the rear and a WC. Below is a basement of similar floor space which provides additional storage and the premises also benefit from rear access for deliveries from Morrish Road. This unit would suit a very wide range of retail uses.
- Accommodation:** Ground floor: approx. 750 sq. ft. (69.70 m²)
Basement
Staff Toilet
- Terms:** The unit is available to let on a new lease for a term to be agreed at a commencing rent of £18,000.00 per annum, other terms negotiable.
- VAT:** The property is not VAT registered.
- EPC:** Available upon request.
- Rates:** Rateable Value £11,000.00.
Small business rates relief may apply to these premises.
- Legal Costs:** Ingoing tenant to pay Landlord's reasonable legal costs.
- Viewing:** By appointment via Galloways Commercial on 020 8678 8888.

NOTICE

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