



458-460
**BRIXTON
ROAD**

LONDON SW9 8EA /// atomic.large.plates

TO LET
PRIME RETAIL UNIT
OPPOSITE BRIXTON
UNDERGROUND STATION

SPACE TO THRIVE @

458-460
BRIXTON ROAD

A PRIME RETAIL GROUND FLOOR UNIT, LOCATED DIRECTLY OPPOSITE BRIXTON STATION. NEIGHBOURING OCCUPIERS INCLUDE SAINSBURY'S, PRET, SUPERDRUG AND LEON AMONGST OTHERS.

The property is currently being refurbished and will be offered in shell condition with capped services ready for a tenant to fit-out. Benefits include 3-phase power, external mechanical and electrical options and delivery access route from the rear. The unit has open Class E planning use.



LOCATION

A PRIME LOCATION
DIRECTLY OPPOSITE BRIXTON
UNDERGROUND STATION.

Leon and Superdrug are direct neighbours with further national brands such as M&S, Sainsbury's, The Body Shop and WH Smith also close by.



TRAVEL TIMES

Brixton
Underground
Station



1 min walk

Brixton
Overground
Station



3 mins walk





- | | |
|--------------------|-----------------------------|
| 1 TK Maxx | 8 Leon |
| 2 Sendero Coffee | 9 Sainsbury's |
| 3 Other Side Fried | 10 The Body Shop |
| 4 M&S | 11 Morleys Department Store |
| 5 Superdrug | 12 Boots |
| 6 Pret a Manger | 13 JD Sports |
| 7 WH Smith | 14 H&M |

458-460
BRIXTON
ROAD

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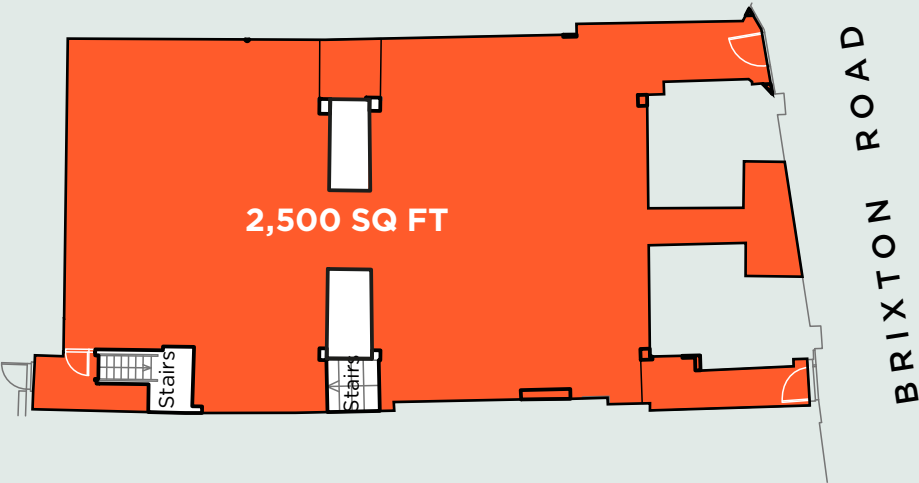


ACCOMMODATION

UNIT	SQ FT	RENT PA
GROUND FLOOR	2,500	£200,000

- Prime retail location
- Directly opposite Brixton Underground Station
- Neighbouring occupiers include Leon, Superdrug, M&S, Sainsburys, The Body Shop

FLOOR PLAN



SPECIFICATION



**To be
fully
refurbished**



**Shell and core
condition
ready for
tenant fit-out**



**Mechanical
and electrical
options**



**Rear delivery
access route**



**Class E
planning use**



COSTS PER ANNUM

Rent	£200,000
Service charge	£0
Insurance	£700
Business rates (value)	Estimated £63,000 pa
Indicative total monthly costs	£21,980

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

A.

TERMS

On a term to be agreed with the Landlord.
All agreements will be granted outside
Sections 24-28 of the Landlord and Tenant
Act 1954 Part II.

VIEWING & FURTHER INFORMATION

For further information about the building or
to arrange a viewing please contact the agent.

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The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

Conditions under which these particulars are issued. Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.

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