



Brixton Road

London, SW9

Prime Brixton Restaurant/QSR Opportunity

2,100 sq ft
(195.10 sq m)

- Lease Expiry 2037
- Thriving Location with High Foot Traffic 7 Days a Week
- Close to Brixton Station
- Excellent Fit Out

Brixton Road, London, SW9

Summary

Available Size	2,100 sq ft
EPC Rating	Upon enquiry

Description

This ground floor and basement cafe/restaurant benefits from a prominent position, very close to Brixton station, offering high visibility and strong footfall. The interior is finished to a contemporary standard, featuring an open-plan dining area, stylish décor, and a well-equipped kitchen suited to fast-casual dining operations.

Location

The property is situated in a busy position on Brixton Road, opposite Brixton underground station and Brixton Rail Station. This vibrant area of south London enjoys heavy pedestrian traffic throughout the day, driven by nearby retail, offices, and transport links. The location is well established for food and beverage operators, serving both local residents and commuters. Nearby operators include Turtle Bay, Honest Burgers, Franco Manca, The Laundry, The Big Taste, Five Guys, Pret A Manger and Joe & The Juice to name a few.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,100	102.19
Lower Ground	1,000	92.90
Total	2,100	195.09

Tenure

An assignment of the existing FRI lease expiring in July 2037, subject to 5 yearly rent reviews. It is understood that the lease is granted outside the L&T Act 1954.

Passing Rent

£140,000 per annum exclusive.

Premium

Premium offers invited.

VAT

VAT may be applicable to the rent, premium and all other figures quoted.

Planning

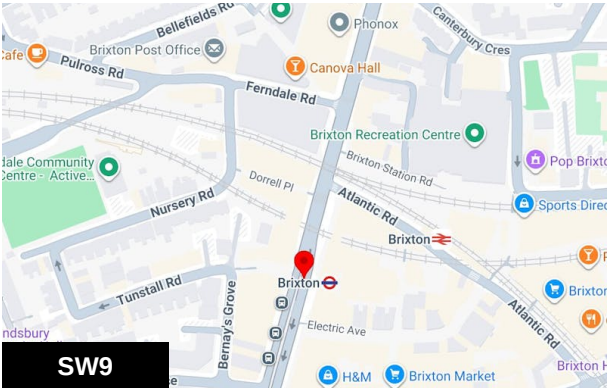
The premises benefit from E Class planning.

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.

Confidentiality

Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.



Viewing & Further Information



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