



AVAILABLE - TO LET

SHOP PREMISES - POTENTIAL TO SUB-DIVIDE INTO TWO SHOPS
409-411 BRIXTON ROAD, BRIXTON, LONDON, GREATER LONDON,
SW9

A1 Retail - A3 will be considered, 2,205 Sq Ft £140,000 Per Annum Exclusive

All enquiries to

020 8520 9911

strettons.co.uk



STRETTONS

EST 1931

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A1 Retail - A3 Considered.



Shop Premises - Potential to Sub-Divide into Two Shops

The unit is partially split via a structural wall through part of the middle of the shop but the landlord will open this up to provide an open plan double fronted retail unit.

Potential to sub-divide into two shops, further information available on request.

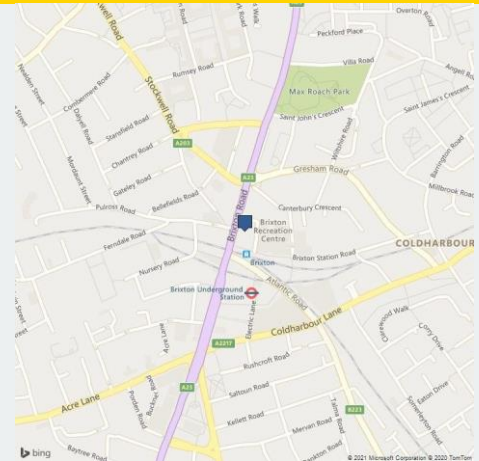
Brixton Underground Station was in the top 20 stations in terms of footfall in 2016, with over 30,000,000 visitors per year, which has made Brixton one of the most popular shopping and food and beverage destinations in South London of the last number of years. POP Brixton, Brixton Village and Market Row offer a mixture of outdoor and indoor markets that bring large numbers of visitors to the area as well. Some nearby national operators include: TK MAXX, CEX, Boots, Hollard and Barrett, Pret a Manger, WH Smith, Superdrug, Premier Inn, Topshop, The Body Shop, O2, Iceland, H & M and Costa.

Highlights

- Close to underground station
- Popular shopping location
- Excellent footfall

Rent	£140,000 Per Annum Exclusive
Business Rates (Est)	To be assessed
Building type	A1 Retail
VAT	The premises are elected for VAT
EPC Rating	C-73
Lease Details	A new lease for a term to be agreed

Floor	Size Sq Ft
Ground floor	1,380
Basement	825
Total Internal Area	2,205



Contact us

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