

perkinsfox

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RETAIL PROPERTY



518, Brixton Road, Brixton, London, SW9 8EN SHOP TO LET

Location

The property is located on the junction of Acre Lane with Brixton Rd and is sub-let from the McDonald's adjacent. The property is highly visible with high footfall and opposite the Town Hall.

Nearby retailers include **Foxtons, McDonald's, H & M, HSBC, KFC Foxtons etc**

Accommodation

The property provides the following approximate accommodation:

Dimensions	M	Ft
Internal Width (initial)	6.6	21'6"
Shop Depth	12.58	41'3"
Floor Area	Sq M	Sq Ft
Ground Floor	62.7	675
Ground Ancillary	69.4	747
First Floor Office (if required)	-	-
Basement storage	162	1,740

Lease

The shop is available on a new lease to expire 23rd December 2026 at a commencing rent of £50,000pax

Rates

We have been informed by the local Rating Authority that the following rateable value applies:-

2017 list - £48,250

The rate in the pound is 51.2pence so the rates payable for the year 2022/3 is therefore £24,704.00

Interested parties are advised to make their own enquiries on relief available to small businesses..

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

The property is rated B

Full EPC report and certificate are available on request.

Viewing and Further Information

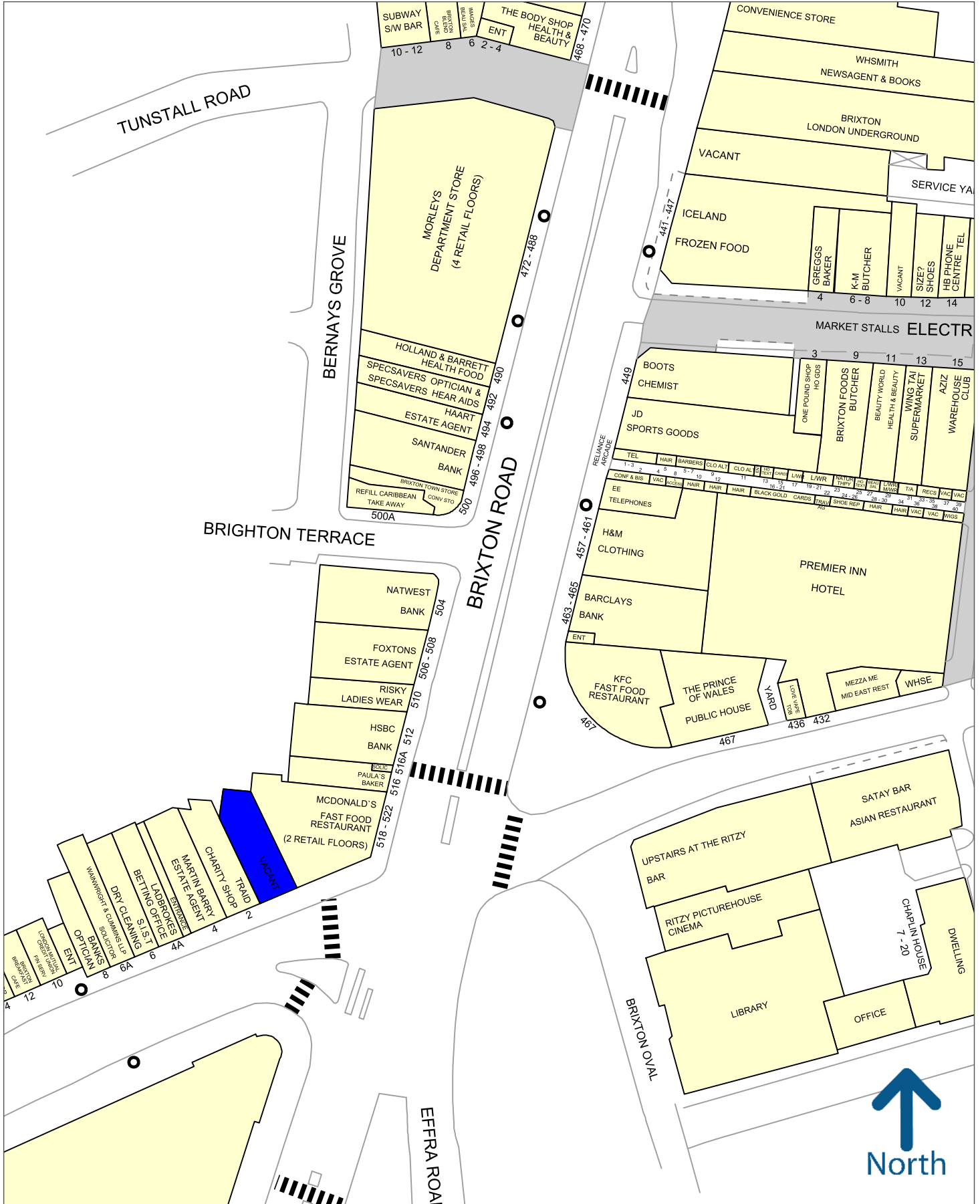
Viewings strictly by appointment with the sole agent:

Michael Perkins

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London
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On the instructions of





50 metres

Experian Goad Plan Created: 22/04/2022
Created By: Perkins Fox



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