

Brixton - 20 Electric Avenue - Shop To Let

- **Extremely busy local parade**
- **Available immediately**

Location

The subject premises are situated in a prime location on Electric Avenue and a short walk from both Brixton Underground Station and Brixton Main Line Railway Station. Other nearby tenants include **Wahaca**, **West Side**, **Argos**, **Greggs** and **Iceland**, in addition to a number of independent operators.

Size

The property is arranged over ground and basement floors, with the following approximate areas:

Ground Floor Sales	733 sq ft	68.1 sq m
Basement Ancillary	747 sq ft	69.4 sq m

Lease

Subject to vacant possession, the unit is available on a new effectively full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

£92,500 per annum exclusive.



Business Rates

The unit will be re-assessed for rates.

Interested parties should verify the rates payable figure with the Local Authority in due course.

EPC

An EPC is available on request.

Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

McKinnon Nelson, Denman House, 20 Piccadilly,
London, W1J 0DG

0203 432 4300

Myles McKinnon

Tel 0203 411 0007 | Mob 07920 020123
myles@mckinnonnelson.co.uk

William Nelson

Tel 0203 411 0009 | Mob 07876 338518
william@mckinnonnelson.co.uk