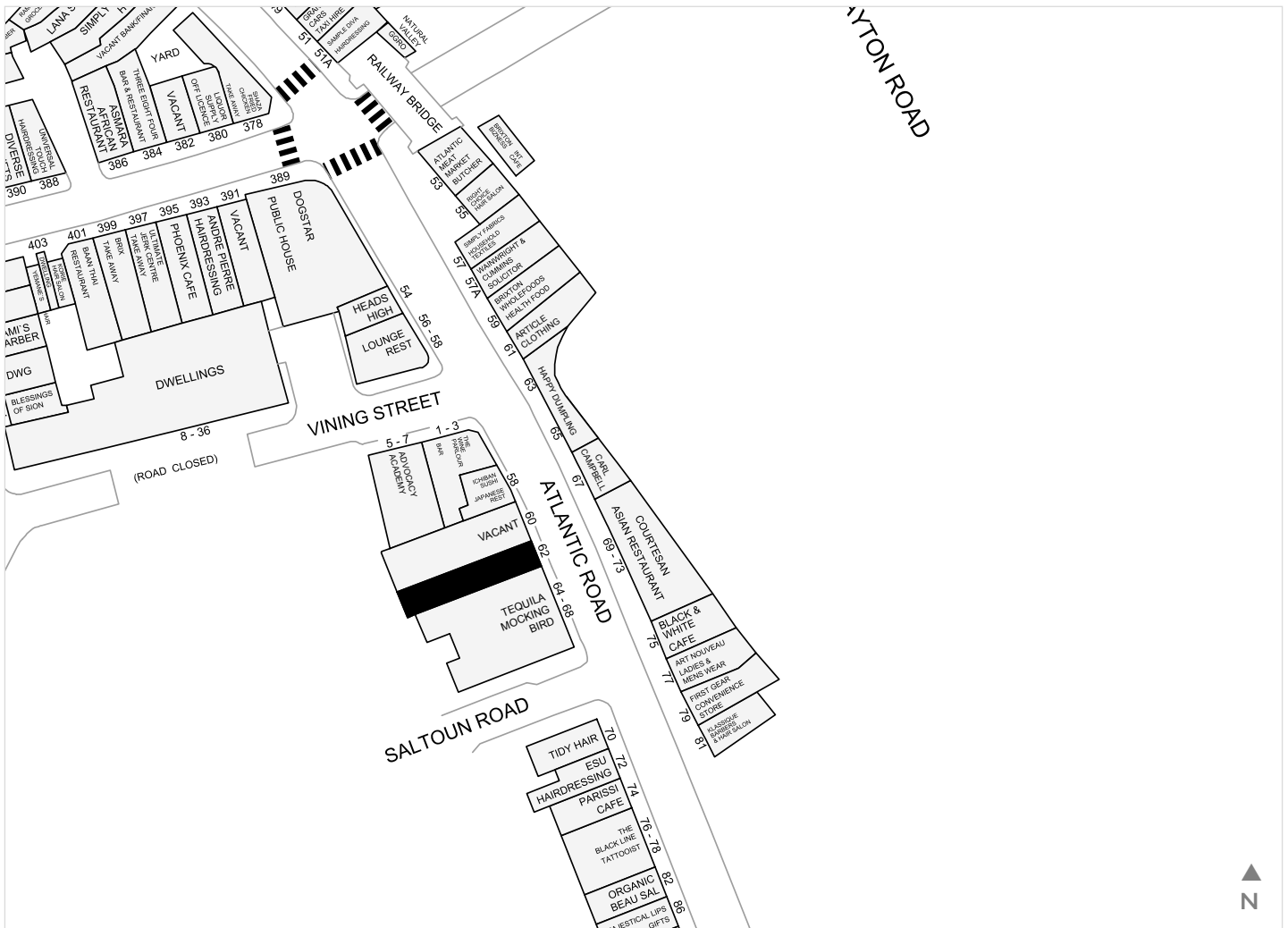

BRIXTON

62 ATLANTIC ROAD SW9



NEW LEASE
CLASS E SHOP



LOCATION

Located on Atlantic Road a short distance from Brixton Market near the intersection with Coldharbour Lane. The shop is located on the western side of the street adjacent to **Tequila Mocking Bird** and near to **Article**, **The Wine Parlour**, **Ichiban Sushi**, **Lounge Brixton**, **The Courtesan** and **Ghost Whale**.

ACCOMMODATION

The premises are well-fitted and arranged over ground and basement floors providing the following approximate net dimensions and floor areas:

Internal width	15 ft 1 ins	4.59 m
Ground floor	433 sq ft	40.22 sq m
Basement	365 sq ft	33.91 sq m
Total	798 sq ft	74.13 sq m

Floor plans are available on request.

TENURE

The premises are available on a new FRI lease for a term to be agreed which will be subject to 5 yearly upward-only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

Offers are invited in excess of £25,000 per annum exclusive.

USE

The premises benefit from Class E use. Interested parties are advised to make their own enquiries with Lambeth Borough Planning Department.

RATES

The local rating authority has verbally advised that the property is currently assessed as follows:

Rateable Value £13,000

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

All viewings are strictly by prior appointment via the sole retained agent:

Nick Furlong

020 7183 0584
 nf@bcretail.co.uk

3rd Floor, 16 Ingestre Place
 London W1F 0JJ

www.bcretail.co.uk

