



CLASS E UNIT TO LET IN BRIXTON

**209 FERNDALE ROAD, BRIXTON,
LONDON, SW9 8BA**



Location:

The subject property is located on Ferndale Road in the Bon Marché building, just a few yards from the busy Brixton Road. Brixton Underground Station (Victoria Line Services) and Brixton Station (National Rail Services) are both located a short walk from the property.

Nearby multi-national tenants include TK Maxx, Foot Locker, Nationwide, CeX, Halifax, Sainsburys Local, Three, Pret A Manger, Superdrug, O2, HSBC, Marks & Spencer's in addition to various well established independent operators.

Accommodation:

The unit is arranged over a Ground Floor only and has the following approximate net internal areas:

Ground Floor: 560 sq. ft. (52.02 m²)

Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£60,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

