



AVAILABLE - TO LET

409-411 Brixton Road, London SW9 7DG

Double fronted Class E premises, 1,990 sq ft (184.8 sq m)

Rent Offers in the region of £135,000 per annum exclusive

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

409-411 Brixton Road, London SW9 7DG

Double fronted Class E premises, 1,990 sq ft (184.8 sq m)



CGI Image of how unit could look with new frontage and outside seating.

409-411 Brixton Road, London SW9 7DG

Double fronted Class E premises, 1,990 sq ft (184.8 sq m)



Location

The property is located on Brixton Road, approximately 100 metres from Brixton Underground and mainline stations. Brixton is now a hub for the surrounding area, well known for its retail, food and beverage.

There are a wealth of national operators nearby to the property including: TK MAXX, Sainsbury's, CEX, O2, Pret A Manger, Superdrug and Leon. Pop Brixton is located just down Brixton Station Road, whilst O2 Brixton is approximately 100 metres away.

Description

The premises are arranged over ground floor and basement.

It may be feasible to obtain outside seating in front of the unit, subject to obtaining necessary consents from the council.

There is currently a tenant in occupation on a short term agreement which can be terminated once a tenant is found.

There may also be scope to increase the size of the shop by another 200 sq ft at the rear, subject to planning.

Rent Offers in the region of £135,000 per annum exclusive.

Business Rates for 2025/2026 £51,957 per annum approximately.

Service charge £1,700 per annum approx.

Building Type Class E use

VAT The premises are elected for VAT

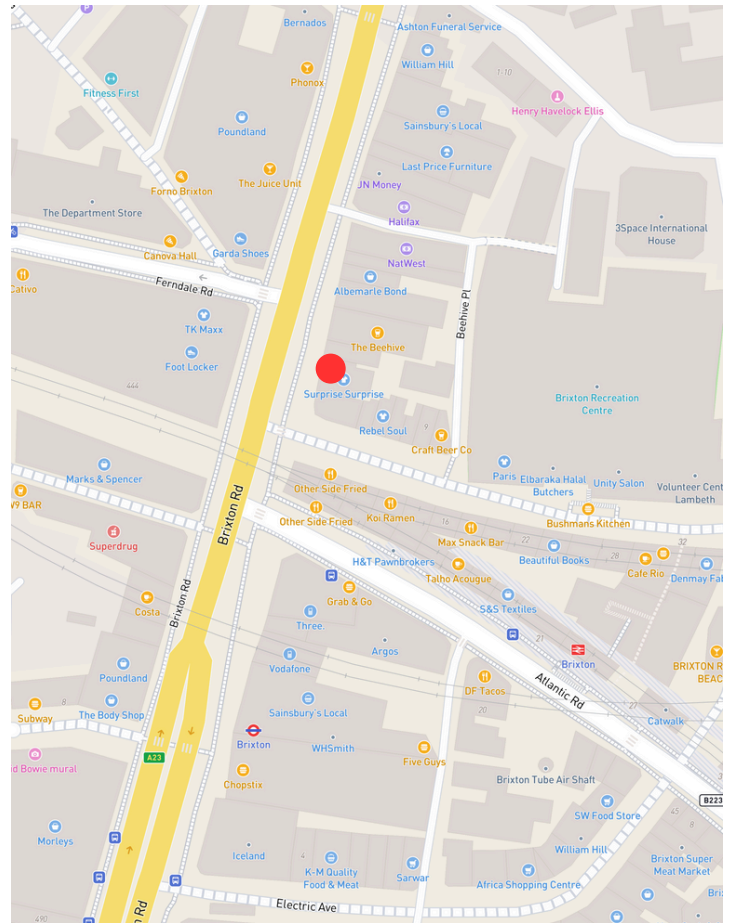
EPC Rating C-73

Size (all measurements are approx NIA)

Ground 1,165 sq ft (108.2 sq m)

Basement 825 sq ft (76.6 sq m)

Total 1,990 sq ft (184.8 sq m)



Contact Owners Sole Agents

Assembly CRE

020 3576 3331

www.assemblycre.co.uk

Jamie Mackenzie

07533 348 479

jamie@assemblycre.co.uk