

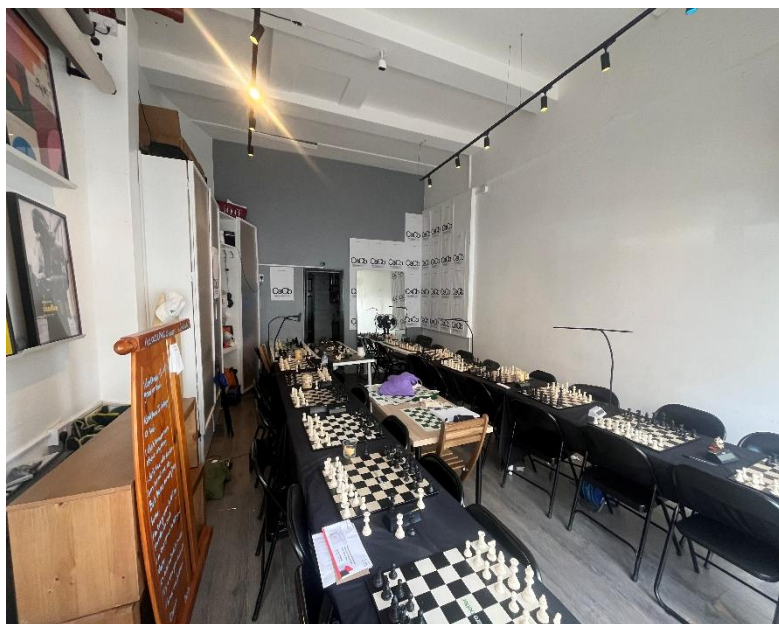
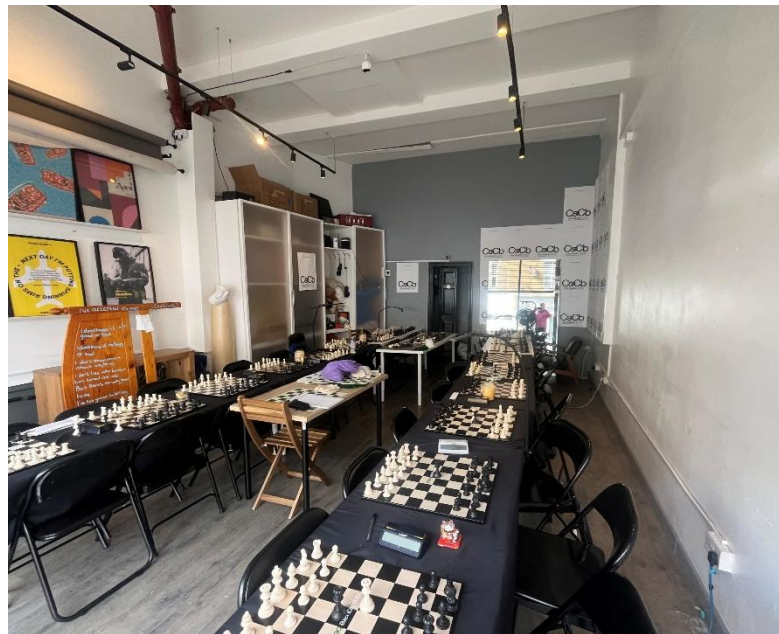


TO LET

Unit 1 6-12 Tulse Hill  
London  
SW2 2TP

E Class Retail Unit  
32.24 sq m – 347 sq ft





#### Location

The subject property is located on the Western side, Northern end of Tulse Hill (A204) close to its junction with Brixton Water Lane and approximately midway between Brixton and Herne Hill.

The popular Brockwell Park is within 200m. The area is well served by public transport, with numerous bus routes passing the property and multiple train stations being within approximately 1km (including Brixton, North Dulwich and Tulse Hill).

The area itself has a good mix of local retailers, anchored by a Sainsburys Supermarket.

#### Description

The property comprises a lock up, E class retail unit, with kitchenette and W.C facilities to the rear and benefits from laminate wood flooring, spotlights and electric roller shutters.

It is considered that the premises would suit a wide range of uses.

#### Property Use

The property is believed to have E class use (A1).

#### Rent

£23,500 PAX with a discounted rent of £18,000 PAX, for the first year then rising to £23,500 PAX in year two.

#### Business Rates

The property is entered in the 2023 rating list with a rateable value of £8,700. Interested parties should contact the local authority to confirm the rates payable.

#### Accommodation

The premise affords the following approximate NIA (Net Internal Areas):

Retail area	32.24sq m – 347sq ft
Kitchenette	
WC	

#### Property Terms/Tenure

Available on a new FR&I lease for a term to be agreed.

#### VAT

VAT will not be applicable.

#### EPC

An EPC has been commissioned.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

  
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Viewings  
Strictly by prior arrangement with sole agents on  
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