



**419-423 Coldharbour Lane, Brixton, SW9 8LH**



**HAY HILL**  
— Leisure —

**HAY HILL**  
L E I S U R E

To request a viewing please call:  
**George Hamblett on 07766 234 955**  
**Michael Macpherson MRICS on 07821 130 877**

**Term:** New lease for a term to be agreed    **Rent:** Upon application    **Size:** 2,421 sq. ft.



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## DESCRIPTION:

### Prime Retail & Leisure Opportunity – 419-423 Coldharbour Lane, Brixton, SW9

Unlock the potential of this prominent triple-fronted retail/leisure unit located on one of Brixton's busiest thoroughfares. 419-423 Coldharbour Lane offers a rare opportunity to secure a high-profile presence in a dynamic and rapidly evolving location, just moments from Brixton Station (Victoria Line & National Rail) and the bustling Brixton Village.

The property benefits from high footfall throughout the day and evening, driven by a thriving local community, established hospitality operators, and an influx of creative and tech-led businesses.

#### Key Features:

- Prominent Ground Floor Unit with excellent street visibility
- Fully-fitted Bar/Restaurant with full extraction
- Generous Open-Plan Layout, adaptable to a range of uses (subject to planning)
- Moments from Brixton Underground & Rail Stations
- Surrounded by Popular Operators including Pop Brixton, Brixton Village, The Ritzy, and a host of independent cafés, bars, and restaurants
- Potential for Outside Seating (subject to permissions)

Whether you are a national operator, a fast-growing brand, or an ambitious independent, 419-423 Coldharbour Lane represents an outstanding opportunity to thrive in one of London's most exciting cultural districts.

## TERMS:

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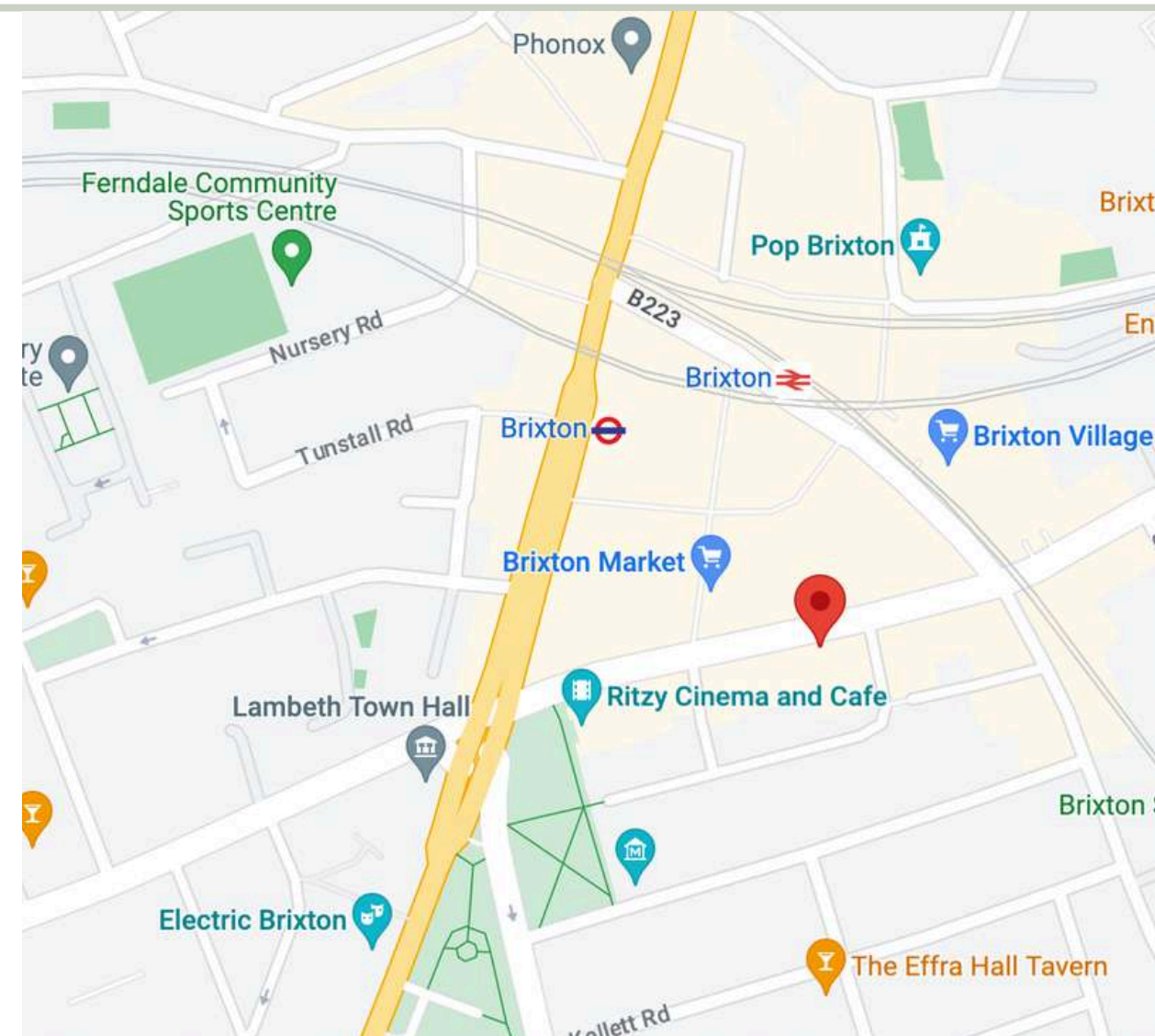
**Rateable Value:** £93,000 (Future rateable value from 1 April 2026)

**Rates Payable:** £51,615 per annum

**Service Charge:** TBC

**Premises License:** Mon-Thurs 1am, Fri-Sat 2am, Sun 12am

**Size:** Ground floor: 2,421 sq. ft.



### Contact Us:

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**Disclaimer:** These particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless stated otherwise, all prices are quoted exclusive of VAT.

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