

Shop to let.

Brixton, 9 Tulse Hill.

SW2 2TH.



Potential for A3/A5 use.

Ideal for servicing local area for food deliveries

Directly opposite Sainsbury's.

Contact.

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Location.

The premises have recently been fully refurbished and occupy a prominent position just off the junction of **Tulse Hill** (A204) and **Brixton Water Lane** (A2214). The premises are situated directly opposite the **Sainsbury's**, with nearby independent retailers including **Naughty Piglets Restaurant** and **Brockwell Blend Coffee Shop**.

Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	4.74 m	15 ft 7 in
Net Frontage	3.86 sq m	12 ft 8 in
Internal Width	4.01 sq m	13 ft 2 in
Shop Depth	11.98 m	39 ft 4 in
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Ground Floor Sales	34.50 sq m	371 sq ft
Basement Ancillary	38.25 sq m	411 sq ft

Business Rates.

UBR (2020/21) 49.9p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 020 7926 1000.

Subject to Contract.

January 2020

Rent.

£20,000pax.

Lease Terms.

Available by way of a new full repairing and insuring lease for a term to be agreed.

Planning.

We are verbally advised that the premises has potential for a change of use to Class A3 or A5, subject to planning.

Specification.

Handover specification to be agreed.

Energy Performance Certificate.

The property's EPC rating will be confirmed once the redevelopment works have completed.

Legal Costs.

Each party be responsible for their own costs.



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