

020 3205 0200

eddisons.com

E class Shop/Office - TO LET

Eddisons



199 STOCKWELL ROAD BRIXTON LONDON SW9 9SY

Rent: £25,000 per annum exclusive

Size: 735 sq ft (68.28 sq m)

- Adjacent Brixton Academy Concert hall
- E class use
- Shell condition
- New Lease

LOCATION

The premises are situated on the south side of Stockwell Road almost at its junction with Stockwell Park Walk and very close to Brixton Academy.

Brixton Underground Station (Victoria Line) and Brixton mainline are close by.

DESCRIPTION

A purpose built unit with rear access. Last used as an office, now stripped out to shell condition.

Suitable for all E class uses.

Open plan unit with small rear kitchen area and single WC. Small rear yard and a car space or garage also available to rent in the rear courtyard.

Shop front can be changed subject to appropriate permissions.

ACCOMMODATION

Ground approx 735 sq ft (68.28 sq m)

TERMS

A NEW LEASE FOR A PERIOD BY ARRANGEMENT

RENT

£25,000 per annum exclusive

RATES

In LB Lambeth

RV £14,250 estimated payable £5,333 assuming small business discount.

A further 75% discount may be available subject to use.

All prospective tenants to confirm the amount due by direct enquiry to the local authority.

SERVICE CHARGE

On application

Building Insurance £640 per annum for 2024-25

TIMING

Immediate on completion of legal formalities

VAT

Will be charged in addition

LEGAL COSTS

Each party pays own legal costs

EPC

IN PRODUCTION

PLANNING

E class use



VIEWING

Further information and inspections are available via the landlords' sole agents Eddisons **(020) 3205 0200**

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For more information, visit eddisons.com
020 3205 0200

Important Information

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