



Sanderson  
Weatherall

TO LET - GROUND FLOOR COMMERCIAL UNIT



UNIT 10, WARWICK HOUSE, OVERTON ROAD, BRIXTON, LONDON, SW9 7JP





- Close to central Brixton and the A23
- Walking distance to Brixton Station
- Suitable for retail and commercial uses

## Location

The property is located on Overton Road, which runs through Angel Estate, approximately 0.6 miles to the north of central Brixton, close to the A23. Fairfax House is located midway along Overton Road. It consists of a parade with residential above, commercial uses include a hairdresser and Emmaus charity.

Brixton Underground (Victoria Line) and Brixton Station (Southeastern Railway) are within walking distance.

The surrounding area is a mix of residential and commercial uses.

## Description

The property consists of a ground floor lock-up shop with WC and amenity space.

## Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	840	78.03
<b>Total Area GIA</b>	<b>840</b>	<b>78.03</b>

## Lease

3 years effectively FRI lease or a longer term will be considered.

## Rent

£19,000 per annum exclusive of business rates, utilities, and all other outgoings.

## Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

## Business Rates

Rateable Value effective from 1st April 2023: £10.750



### **Energy Performance Certificate (EPC)**

The property has a rating of E. A copy of the EPC is available upon request.

### **Planning Use**

All planning related enquiries should be via Lambeth Council Planning Department.

### **VAT**

All prices are quoted exclusive of VAT.

### **Costs**

The incoming tenant will be responsible for the landlord's legal, administrative and agent's costs incurred in connection with the transaction.

### **Offers**

The landlord is seeking offers in the region of £19,000 per annum.

Within your offer please include the following information:

1. Proposed investment
2. Proposed business use and business plan containing 3 years financial forecast and track record.
3. A tenancy application form which can be requested from the agents.



### Viewing and further information:

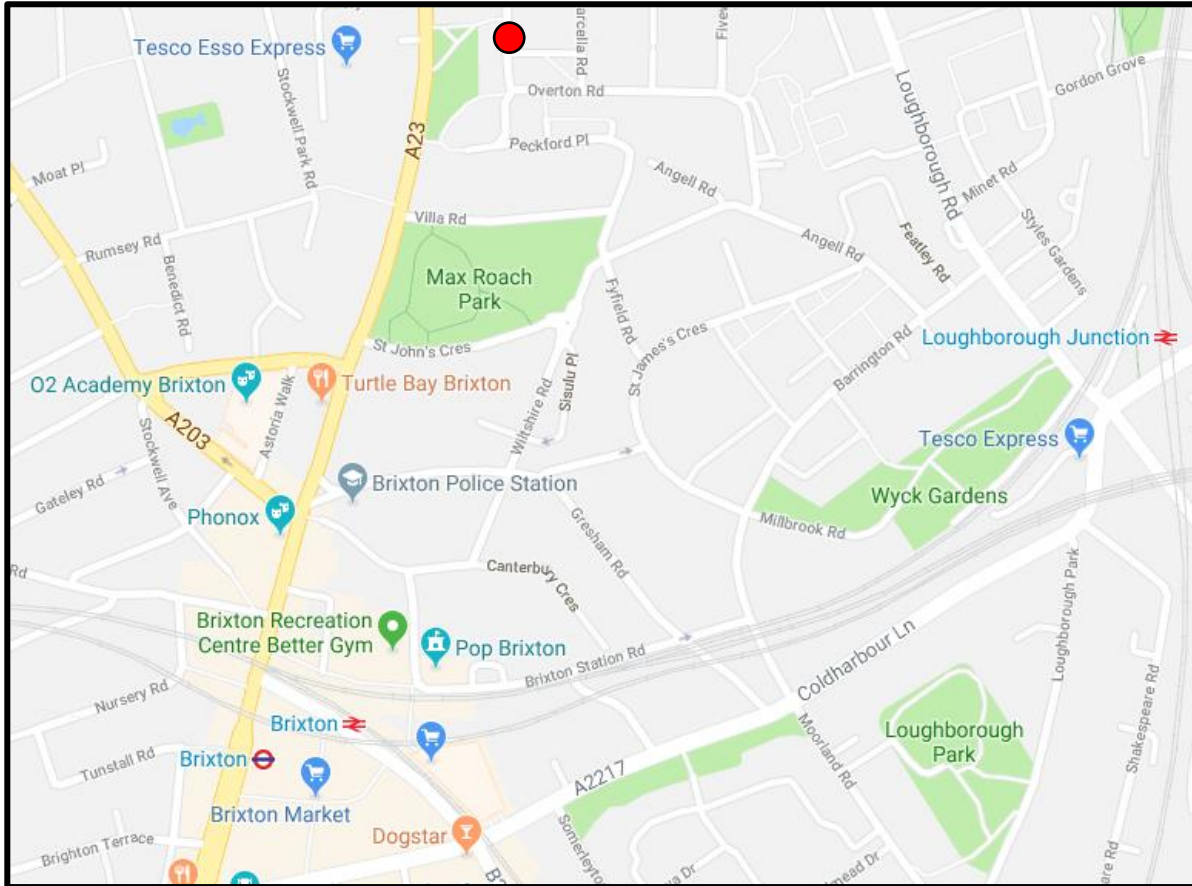
Viewings are strictly by prior appointment with the sole agents:

**Robert Few**

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