



Sanderson  
Weatherall

## GROUND FLOOR UNIT TO LET



20 BRIXTON HILL, LONDON, SW2 1RD

[sw.co.uk](http://sw.co.uk)



- **Ground floor**
- **Potentially suitable for a variety of uses**
- **Shell condition**

### **Location**

The property is located to the south of Brixton town centre, on the west side of Brixton Hill (A23) within walking distance of both Brixton Underground Station (Victoria Line) and Brixton Rail Station and on the major bus routes.

Nearby amenities include the Ritzy Cinema, the Electric Theatre and Windrush Square.

### **Description**

The property consists of a ground floor unit within the recently completed development housing the London Borough of Lambeth Archive.

Please note that the unit is currently in shell condition

### **Accommodation**

Ground floor 3,714 square feet/345 square metres.

### **Lease**

A new effectively FRI lease for a term to be agreed subject to periodic rent reviews.

### **Rent**

£130,000 per annum exclusive

### **Business Rates**

The property does not appear in the current Rating List, however will be separately assessed in the future.

### **Use**

We understand that the property falls within Use Class E

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

Further information available on request



### Costs

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

### Offers

Please include the following information with any offer:-

1. Proposed fitting out works and 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. 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.

Landlord's consent is required for any improvement works and must be submitted with any offer

### VAT

All figures quoted are exclusive of VAT.

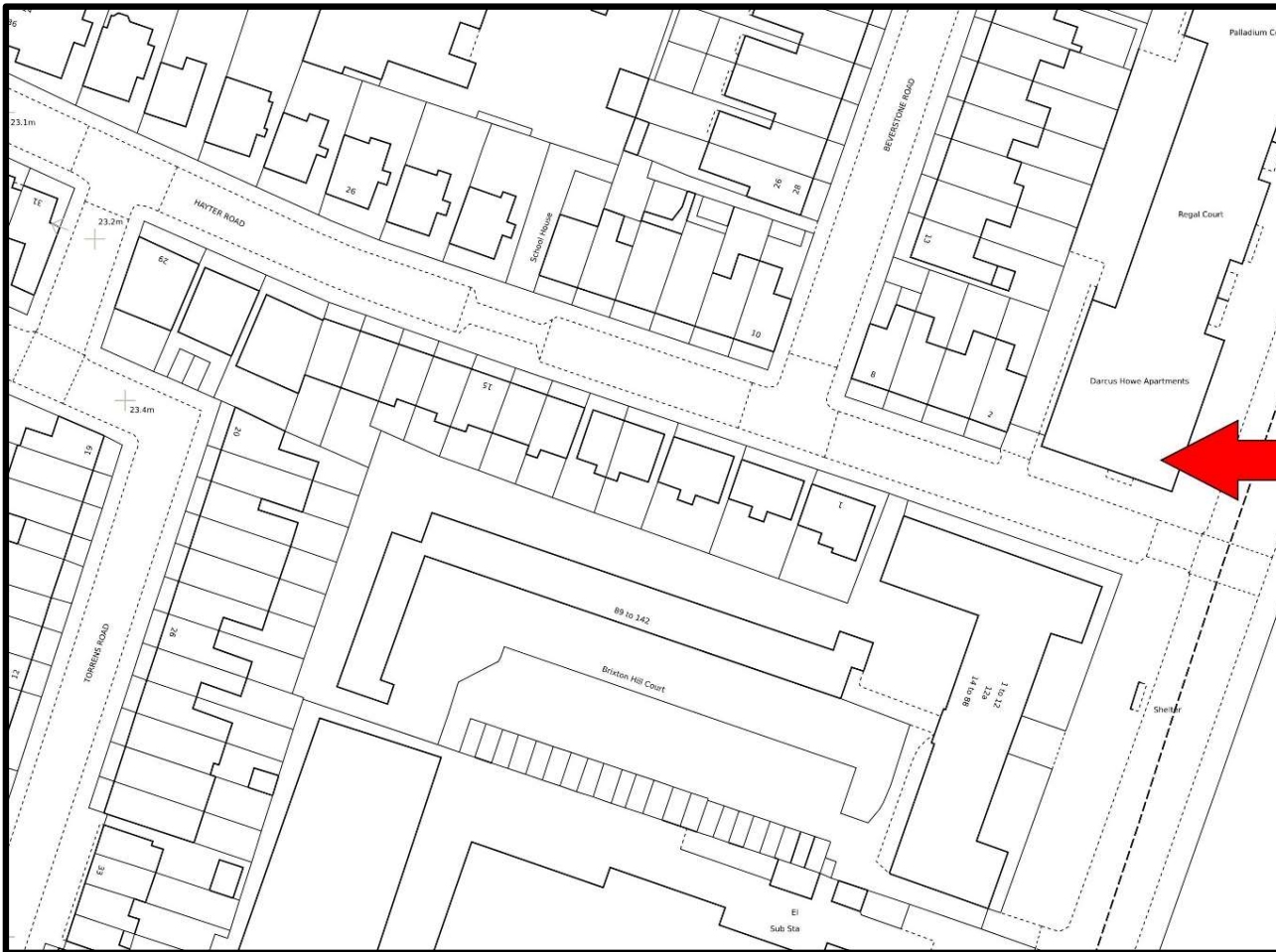


## Viewing and Further Information

All appointments must be arranged via:

**Robert Few**  
Tel: 020 7851 2106 / 07710 399 116  
Email: [Robert.few@sw.co.uk](mailto:Robert.few@sw.co.uk)

**Sanderson Weatherall LLP**  
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