

TO LET

RARE
RESTAURANT
OPPORTUNITY
(STP)

10-12 ELECTRIC AVENUE

LONDON SW9 8JX



3,185 SQ FT (294.19 SQ M) approx. NIA



9-10 Domingo Street, London EC1Y 0TA

- Chartered Surveyors • Commercial Property Agents
- Property Investment Consultants

Regulated by:



Email: www.goodsircommercial.co.uk. Tel: 0207 566 6455

LOCATION

The Property is located in Electric Avenue, just a few minutes' walk from Brixton Station. Electric Avenue is a vibrant street in Brixton in close proximity to various bars, restaurants and shops

Brixton has undergone a large amount of regeneration over the last few years with a number of high end residential developments. Retail in the area is also continuing to strengthen, with increasing demand from boutique and multi-national retailers looking to acquire new shop units in Brixton. As a result, the area is now a vibrant, trendy location for shopping, dining and drinking.

DESCRIPTION

The premises are arranged over ground floor and basement of two units and benefit from the following Net Internal Area:

Size (All measurements are approx on a NIA basis)

10 Electric Avenue

Floor:	Sq Ft	Sq M
Retail Area:	597 sq. ft	53.81 sq. m
Storage:	98 sq. ft	9.1 sq. m
Basement:	549 sq. ft	50.96 sq. m
Total:	1,244 Sq Ft	113.87 Sq. M

12 Electric Avenue

Floor:	Sq Ft	Sq M
Retail Area:	912 sq. ft	84.75 sq. m
Basement:	1,029 sq. ft	95.57 sq. m
Total:	1,941 Sq Ft	180.32 Sq. M

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of 10 or 15 years subject to 5 yearly rent reviews at a rental of £215,000 pax for both units, which can be rearrange in to one large space. Offers invited in the region of £110,000 for unit 10 and £125,000 for unit 12.

USE CLASS

Currently Retail (A1). The landlord has submitted a pre application for A3 across both units.

SERVICE CHARGE

To be confirmed.

VAT

To be confirmed.

BUSINESS RATES

All interested parties are advised to make their own enquiries.

LEGAL COSTS

Each party to cover their own legal costs incurred in this transaction.

EPC

EPC is available on request.

VIEWING

Viewings directly through the Landlords
Sole Agent:



Dominic James: 0207 566 6453
Jordon Foux: 0207 566 6457

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