



AVAILABLE - TO LET / FOR SALE

3 Brixton Station Road, London SW9 8PA

Ground floor Class E premises 481 sq ft (44.6 sq m)

Rent £35,000 pax

Freehold £950,000 (includes 2x1 bedroom apartments)

All enquiries to

0203 576 3331

Assemblycre.co.uk



Assembly.

Commercial Real Estate

3 Brixton Station Road, London SW9 8PA

Ground floor Class E premises 481 sq ft (44.6 sq m)



Location

The premises are located on Brixton Station Road, which is located off Brixton Road, in the heart of Brixton. Brixton Station Road is the main thoroughfare which leads from the main road to Pop Brixton, which hosts a variety of bars, restaurants and shops.

Brixton Station is located approximately 70 metres away. Nearby occupiers include TK MAXX, NatWest, Pret, Three, Vodafone and Canova Hall, to name a few.

Description

The unit is arranged over ground floor only and has an open plan layout.

The freehold is also available which includes 2x1 bedroom apartments producing an income of £1,500 pcm per flat (£36,000 pa in total).

Rent £35,000 per annum exclusive

Freehold £950,000

Business Rates for 2023/2024 - £11,601 per annum approx.

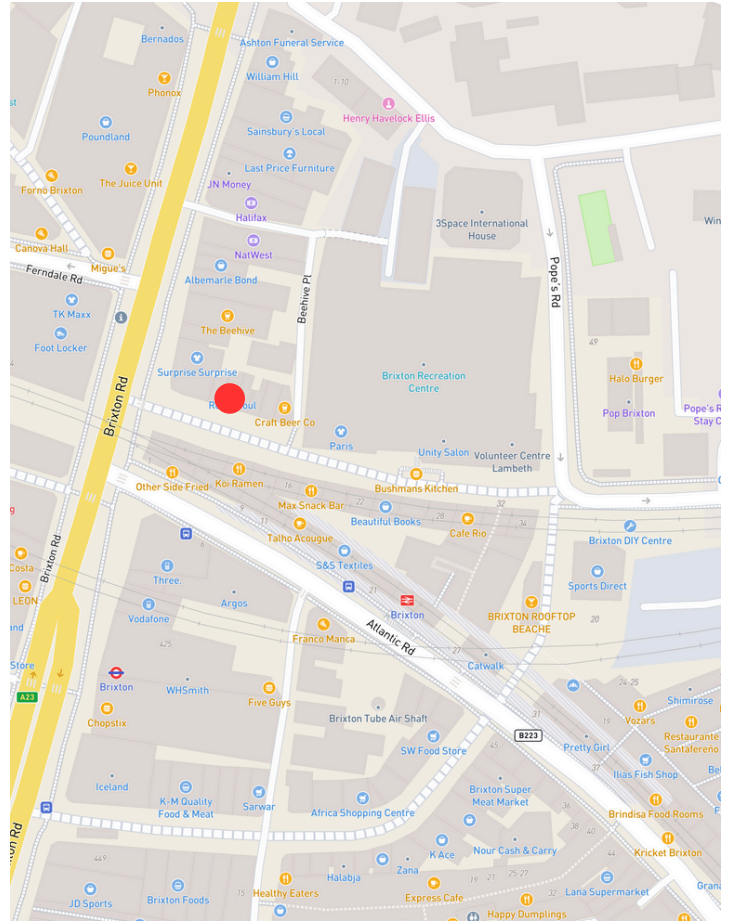
Building Type Class E use

VAT The premises are not elected for VAT

EPC Rating TBC

Size (all measurements are approx NIA)

Ground floor 481 sq ft (44.6 sq m)



Contact Owners Joint Sole Agents

Assembly CRE

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These particulars do not constitute an offer or contract.

Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.