



# AVAILABLE - TO LET

**296/298 Brixton Road, London SW9 6AG**

Class E premises from 600 sq ft (55.7 sq m) to 3,000 sq ft (278.7 sq m)

Rent from

All enquiries to

**0203 576 3331**

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



**Assembly.**

Commercial Real Estate



# 296/298 Brixton Road, London SW9 6AG

Class E premises from 600 sq ft (55.7 sq m) to 3,000 sq ft (278.7 sq m)



## Location

The property is located on Brixton Road, opposite the junction with Loughborough Road. The local area is predominately residential with commercial properties located along Brixton Road. There is a good blend of local occupiers nearby including shops, restaurants and bars.

## Description

There will be up to 1 to 4 shop units available, ranging from approximately 600 sq ft, to 2,000 sq ft. Alternatively, the whole shop of 3,000 sq ft can also be made available.

Two shops will be located at the front of the shop, fronting onto Brixton Road, whilst the other 3 will be located on Thornton Street, which will have new retail frontages added to them.

Each shop will have Class E use. Restaurant uses will be considered but not take away units. Other uses within Class E use will be considered.

## Rent

Front section (circa 2,500 sq ft) - £75,000 pax  
Part front (2,000 sq ft) - £42,500 pax  
Part front (1,800 sq ft) - £40,000 pax  
Part front (600 sq ft) - £25,000 pax  
Middle (900 sq ft) - £20,000 pax  
Rear corner (600 sq ft) - £17,500 pax

## Business Rates for 2023/2024 To be assessed

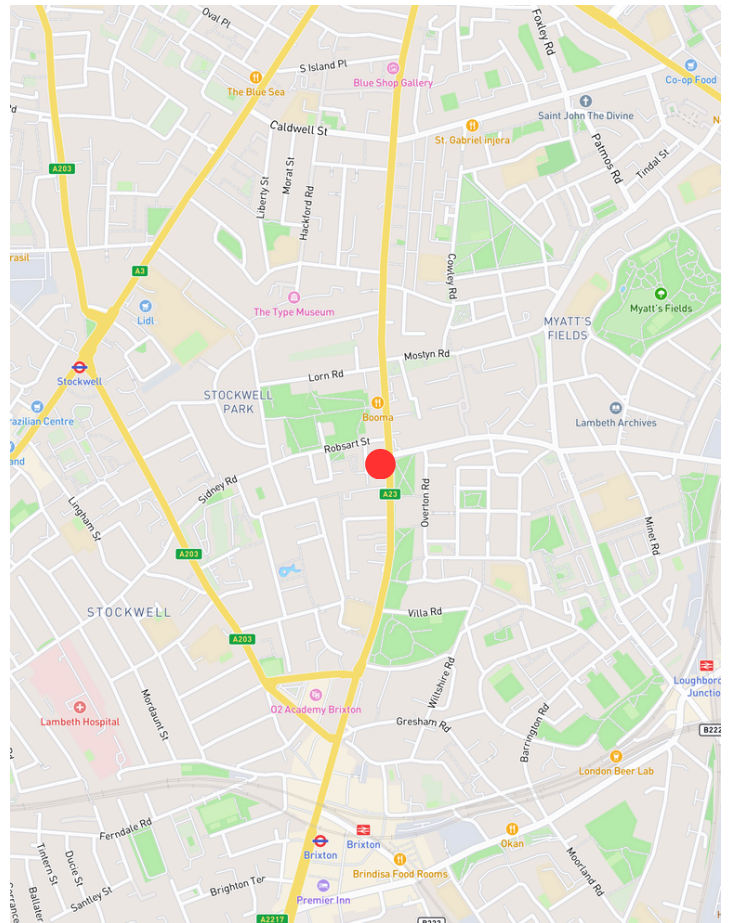
**Building Type** Class E use

**VAT** The premises are elected for VAT

**EPC Rating** C-60

## Size

From 600 sq ft (55.7 sq m) to 3,000 sq ft (278.7 sq m)



## Contact Owners Joint Sole Agents

### Assembly CRE

020 3576 3331

[www.assemblycre.co.uk](http://www.assemblycre.co.uk)

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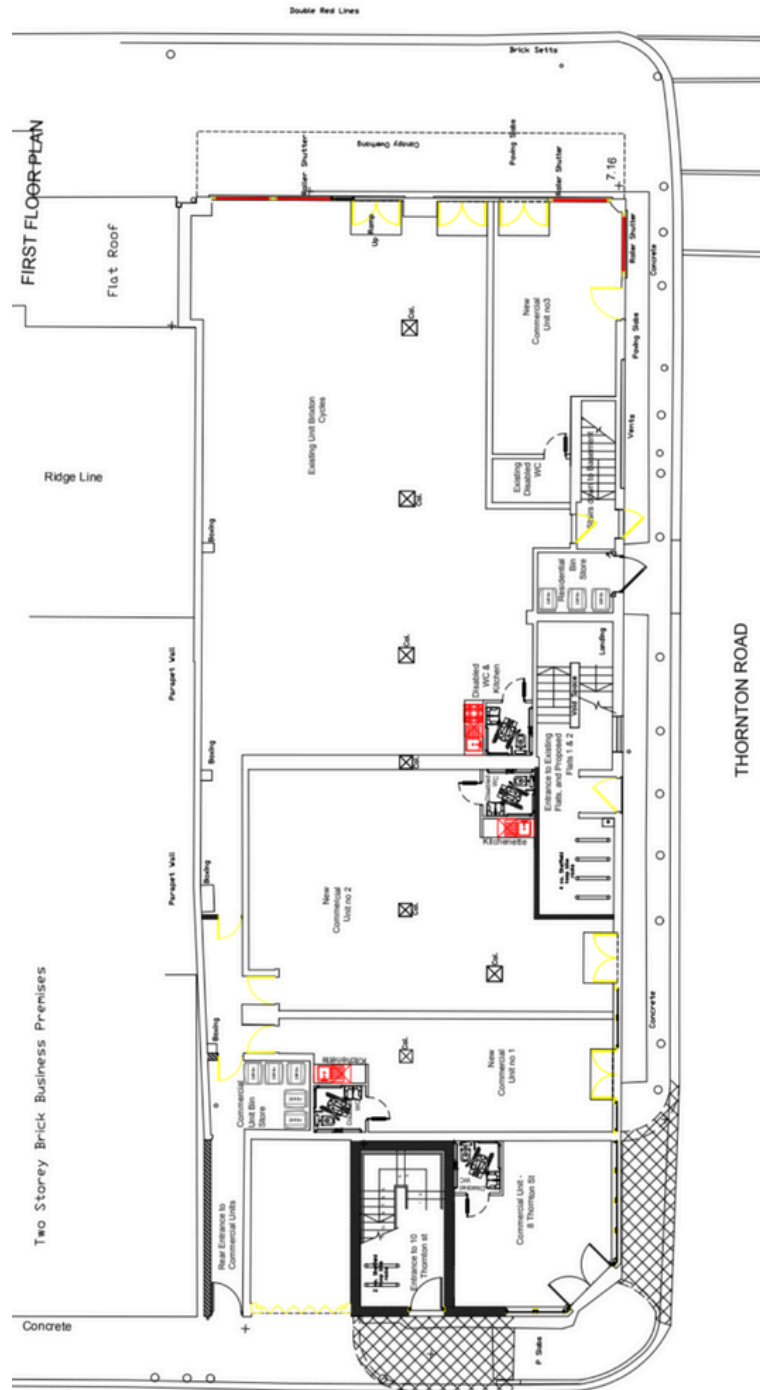
These particulars do not constitute an offer or contract.

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.

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