

A.



## AVAILABLE - TO LET

**298 Brixton Road & 8 Thornton Street, London SW9 6AG**

Multiple Class E premises from 600 sq ft (55.7 sq m) to 1,800 sq ft (167.2 sq m)

Rent from £17,500 pax to £55,000 pax

All enquiries to

**0203 576 3331**

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



**Assembly.**

Commercial Real Estate

# 298 Brixton Road & 8 Thornton Street, London SW9 6AG

Multiple Class E premises from 600 sq ft (55.7 sq m) to 1,800 sq ft (167.2 sq m)

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## 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

The scheme comprises a number of commercial units, with 2 fronting onto Brixton Road and up to 2 / 3 fronting Thornton Street.

Each unit will have Class E use. Restaurant uses will not be considered.

## Rent (see plan for reference to unit)

298 Brixton Road (corner unit) (1,800 sq ft) - £55,000 pax

296 Brixton Road (1,100 sq ft) - Under offer

6 Thornton Street (800 sq ft) - Under offer

8 Thornton Street (600 sq ft) - £17,500 pax

298 Brixton Road can also be split into two units, one would front onto Brixton Road, with the other having an access on Thornton Street.

## Business Rates for 2023/2024 To be assessed

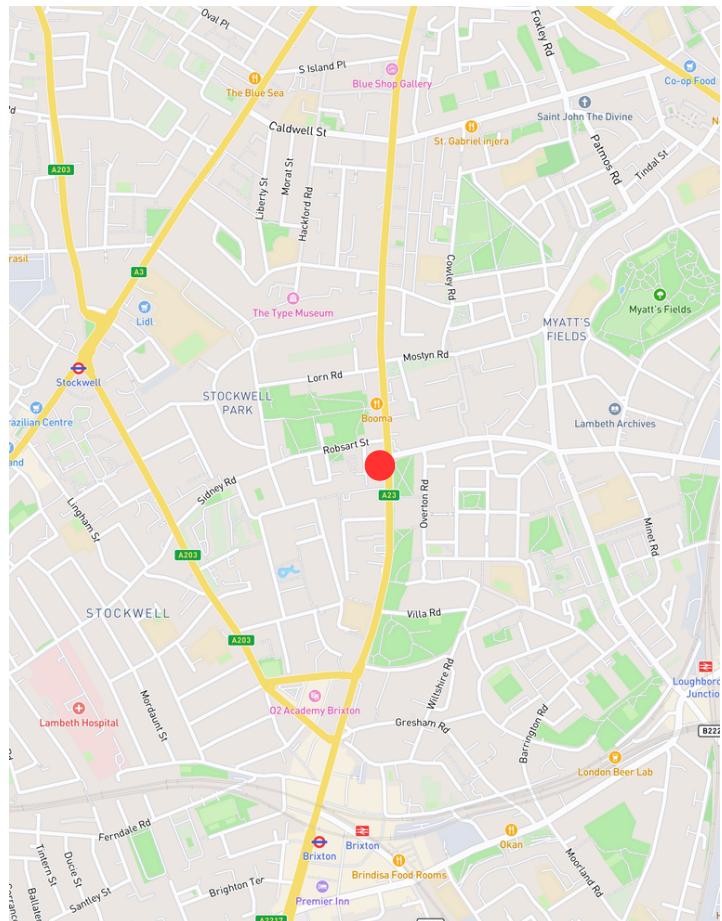
**Building Type** Class E use

**VAT** The premises are not elected for VAT

**EPC Rating** C-60

## Size

From 600 sq ft (55.7 sq m) to 1,800 sq ft (167.2 sq m)



## Contact Owners Joint Sole Agents

### Assembly CRE

020 3576 3331

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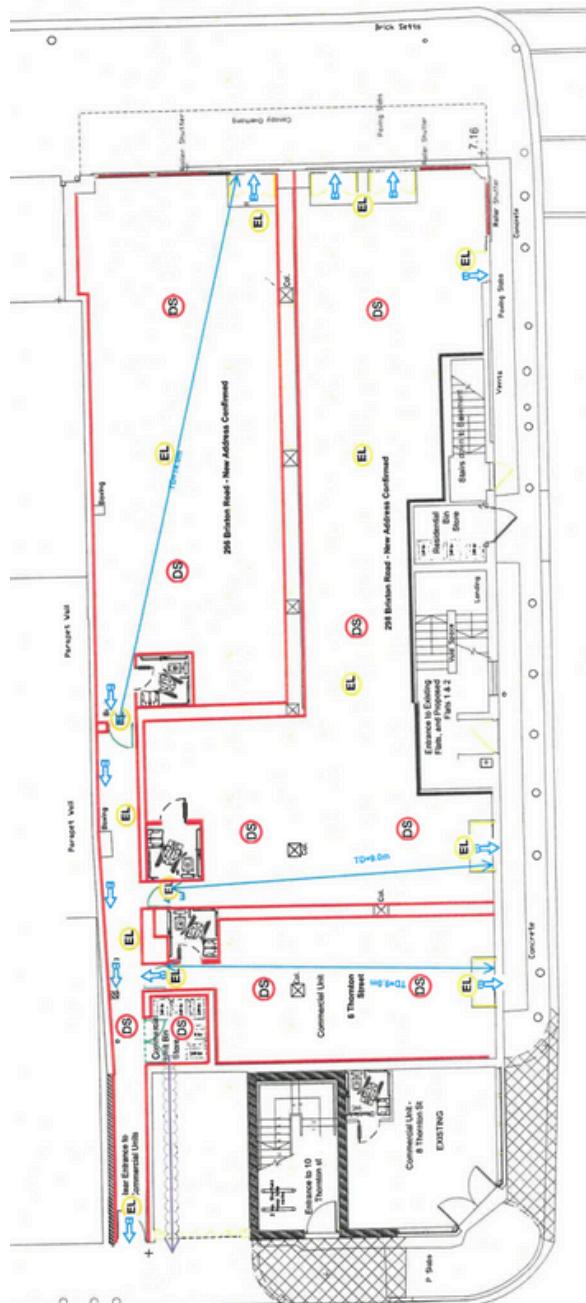
These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

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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The logo for Goodsir Commercial, featuring the word "Goodsir" in a large, white, sans-serif font with a stylized "g", and "COMMERCIAL" in a smaller, white, sans-serif font below it, all set against a red background.

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