



- Commercial unit to let
- Measures c.190 sqft
- 0.3 miles from Brixton Station
- Guide rent - £12,000 per annum

Description

A commercial unit to let along the busy Coldharbour Lane. The unit measures c.190 sqft which is mostly open-plan, but also comes with toilet facilities. The property also benefits from being fitted with an electric roller shutter. The property is in good condition throughout having been recently renovated.

Business Rates

According to the summary valuation effective 1st April 2021, the properties rateable value is £10,750. We therefore understand that there are no rates payable as it falls below the £12,000 threshold.

VAT

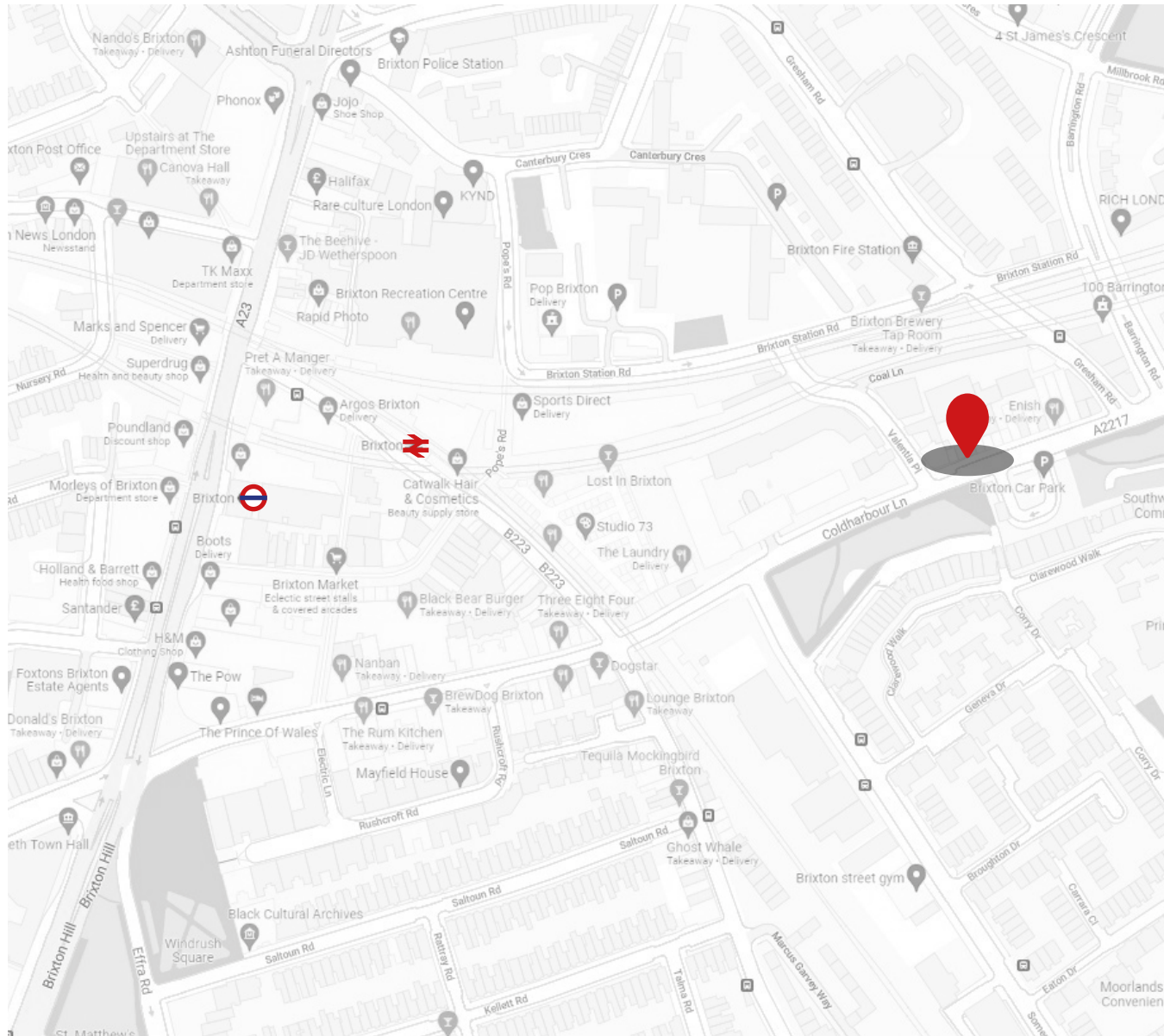
We understand that VAT is not applicable in this transaction.

EPC

The property lies within Band D, a copy of the EPC can be provided upon request.

352 Coldharbour Lane, Brixton, London SW9 8QH

Commercial unit to let



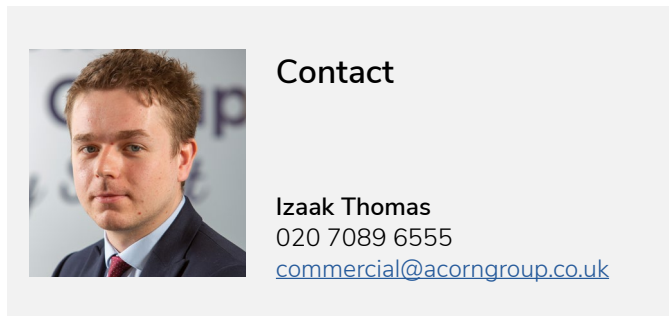
Location

The property is located along Coldharbour Lane, and is within minutes of Brixton Market and Brixton Village which offers an array on independent operators, ranging from restaurants, food stalls and hair salons to name a few.

In terms of public transport, Brixton Station is situated 0.3 miles away and provides access to the Victoria line and wider London Underground networks. The Victoria line directly connects Brixton to Victoria in 7 minutes, Oxford Circus in 11 minutes, Euston in 14 minutes and Kings Cross St Pancras in 16 minutes. Numerous bus routes stop within close proximity of the property.

Viewings

All internal viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



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