

TO LET

RETAIL
(A1)
PREMISES
IN BRIXTON

195 FERNDALE ROAD

LONDON SW9 8BA



705 SQ FT (65.52 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

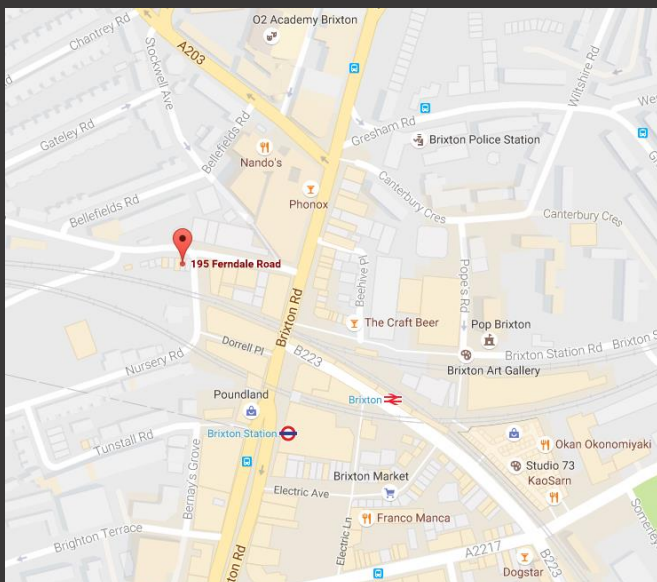
The Property is located on the south side of Ferndale Road on the junction with Nursery Road and within 200 yards of Brixton Road. The property is across the road from the new Brixton Post Office and the Bon Marche building. Brixton has undergone a large amount of regeneration over the last decade and now benefits from a vibrant mixture of bars, restaurants, retailers and residential schemes.

DESCRIPTION

The retail premises operates a prominent corner location with good passing trade. The premises is arranged over the ground and basement as follows:

(All measurements are approx on a NIA basis)

Floor:	Sq Ft	Sq M
Ground:	356 sq. ft	33.07 sq. m
Basement:	349 sq. ft	32.45 sq. m
Total:	705 Sq Ft	65.52 Sq. M



TERMS

The premises are available to rent on a new Full Repairing and Insuring lease for a term of 10-15 years, at a rental of rent of **£25,000 per annum exclusive**.

USE CLASS

Retail (A1) use class.

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:



0207 566 6455

Dominic James: 0207 566 6453

dominicjames@goodsircommercial.co.uk

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