



# To let

Kiosk Unit  
Brixton Station, SW9 8FA



The TfL Property Company

Brixton Underground Station sits on the Victoria Line for travel within Zone 2 of the Transport for London network. Brixton is a busy, cosmopolitan area of South London within the borough of Lambeth. The station is prominently located on Brixton Road and benefits from heavy footfall.

Brixton Road benefits from many national operators such as Poundland, Sainsbury's, Superdrug, Marks and Spencer, Iceland, McDonald's, JD Sports and Boots.

## Zone 2

London Underground station

## 20.2million

Annual Station Footfall



**Description:**

The retail unit is to be extended and fully refurbished to have a 3-phase power supply with water and drainage, making the property suitable for a Food and beverage outlet. The unit is positioned in a prominent location in the ticket hall capturing all of the station footfall.

**Unit Size:**

Total 248 sq ft (23 sq m)

**Services:**

Power, Water and Drainage

**Usage:**

Retail or Hospitality Uses.

**Lease:**

5-year lease, contracted outside the Landlord & Tenant Act. Annual RPI uplifts for the rent review applicable. Service charge payable.

**Rent:**

The base rent payable to be £120,000 or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

**Rates:**

Interested parties are advised to contact the VOA directly for more information.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**Offers:**

Interested parties will be expected to provide a full business case with financials.

**ALL ENQUIRIES:**

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