## To let

Electric Bistro

Retail Unit Electric Lane, Brixton

Brixton is a busy, cosmopolitan area of South London within the borough of Lambeth. The station (Brixton Underground) sits on the Victoria Line within Zone 2 of the Transport for London network.

The unit is situated along Electric Lane which crosses Electric Avenue, and is located within the coveted Brixton Triangle. The area boasts a vast array of independent retailers and restaurants, with Brixton Market close by. Zone 2 London Underground station

Places for

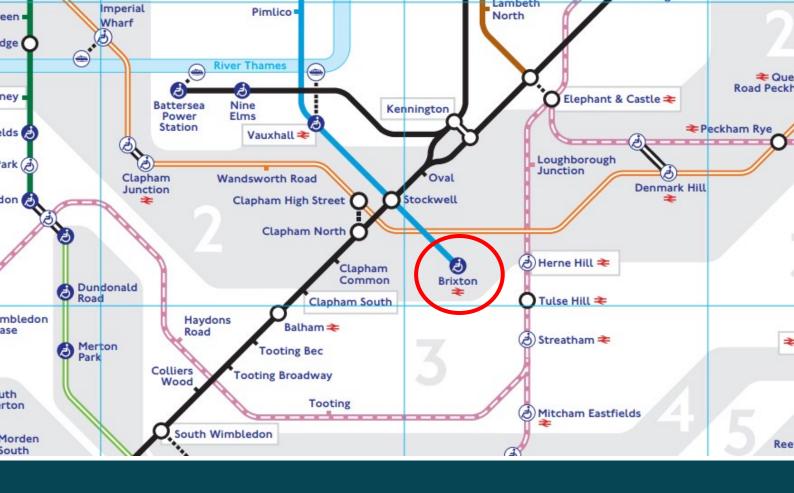
London

E The TfL Property Company

Electric Bistro

BR

**20.2million** Annual Station Footfall



## Description:

The property comprises a simple layout and is arranged entirely at ground level. The unit will be handed over in shell condition with cappedoff services.

Unit Size:

Total 620 sq ft (57.7 sq m)

Services:

Power (63A TPN), Water and Drainage

Usage:

Retail – Planning E consent

Lease:

5-year lease, contracted outside the Landlord & Tenant Act. Annual RPI +1% for the rent review applicable. Service charge payable.

## Rent:

The rent payable to be  $\pounds45,000$  base rent 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:

Matthew Englender Matthew.Englender@cushwake.com Aziz Savage Aziz.savage@cushwake.com





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