



# To let

Retail Unit  
Electric Lane, Brixton

Places  
for  
London

 The TfL Property  
Company

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

## 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 capped-off 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 £45,000 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:**

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