

433 COLDHARBOUR LANE, BRIXTON, LONDON SW9 8LN

RETAIL TO RENT | **388 SQ FT** | £18,000 PER ANNUM



**LONDON'S EXPERT COMMERCIAL
PROPERTY ADVISORS SOUTH OF THE RIVER**

UNIONSTREETPARTNERS.CO.UK



UNION STREET PARTNERS

10 STONEY STREET
LONDON SE1 9AD

T 020 3757 7777

433 COLDHARBOUR LANE, BRIXTON, LONDON SW9 8LN



A1 RETAIL UNIT TO LET

388 SQ FT | £18,000 PER ANNUM



i DESCRIPTION

The property is located in a prominent position on the southern side of Coldharbour Lane, half way between the junctions with Atlantic Road and Brixton Road and directly opposite Brixton Market. Both Brixton Underground and Railway stations are within a 3 minute walk of the property and the surrounding occupiers include a variety of multiple and independent bars, restaurants and retail outlets.

The demised premises comprise a self-contained ground floor retail unit, partially fitted and with a character shop front. The premises are available by way of a new, full repairing and insuring lease on terms to be agreed.

✓ AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
Unit	301	Available
TOTAL	301	

★ AMENITIES

- Prominent unit in central Brixton
- Close to Underground and train stations
- Economical space with character frontage
- Opposite Brixton Market

📄 TERMS

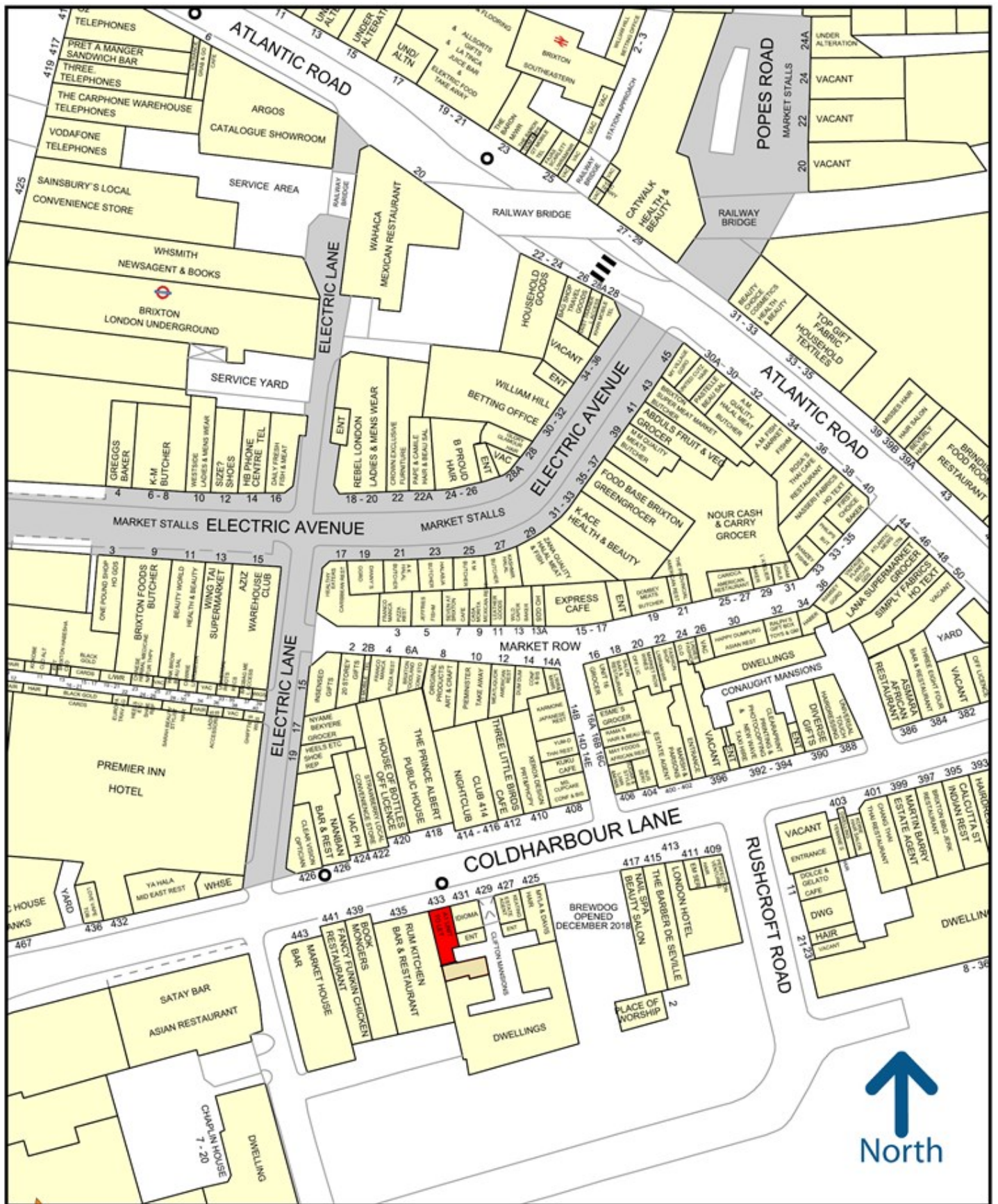
RENT	RATES	S/C
£18,000 per annum	Est. £6,720 per annum	TBC

New lease available direct from the landlord

📞 GET IN TOUCH

CHARLIE COLLINS	NEIL DAVIES
Union Street Partners 020 3757 8570 cc@unionstreetpartners.co.uk	Union Street Partners 020 7855 3595 nd@unionstreetpartners.co.uk

SUBJECT TO CONTRACT. UNION STREET PARTNERS FOR THEMSELVES AND THE VENDOR OF THIS PROPERTY GIVE NOTICE THAT THESE PARTICULARS DO NOT FORM, OR FORM PART OF, ANY OFFER OR CONTRACT. THEY ARE INTENDED TO GIVE FAIR DESCRIPTION OF THE PROPERTY AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THEIR ACCURACY THIS CANNOT BE GUARANTEED. ANY INTENDING PURCHASER MUST THEREFORE SATISFY THEMSELVES BY INSPECTION OR OTHERWISE. NEITHER UNION STREET PARTNERS, NOR ANY OF ITS EMPLOYEES, HAS ANY AUTHORITY TO MAKE OR GIVE ANY FURTHER REPRESENTATIONS OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. ALL PRICES AND RENTS QUOTED ARE NET OF VAT



Experian Goad Plan Created: 30/01/2019
 Created By: Farebrother



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011