

Retail/Office Unit TO LET



10 Thornton Street, Brixton, SW2 4HQ

Retail | Office | Medical Use

AREA: 375 sq.ft (35 sq.m) approx. | **RENT:** £12,500 PAX

LOCATION:

The property is situated on the corner of Thornton Street near to the junction with Brixton Road.

The area benefits from a mixture of commercial properties on Brixton Road whilst being surrounded by residential in the wider vicinity.

DESCRIPTION:

A new ground floor commercial A1/A2 or B1 corner retail or office or medical unit with good ceiling, glass corner frontage with an electric security shutter and good natural light. The unit is a small flexible space suitable for a wide selection of independent occupiers.

Regulated by:



Retail/Office Unit TO LET



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USE CLASS: A1 - Shops & Office (B1) Use

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	375	35
TOTAL	375 sq.ft	35 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Corner Position
- Newly Refurbished
- WC
- Low Rental
- Security Shutters
- Kitchenette
- Good Natural Light
- Electric Security Shutter

TERMS: A new FRI Lease for 3, 5 or 10 years to be agreed.

RENT: £12,500 PAX

RATES PAYABLE: Rateable Value estimated to be £ TBC. Each party is advised to contact the relevant local council.

VAT: Is payable (TBC).

SERVICE CHARGE: Low Service Charge. To be confirmed.

EPC: The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

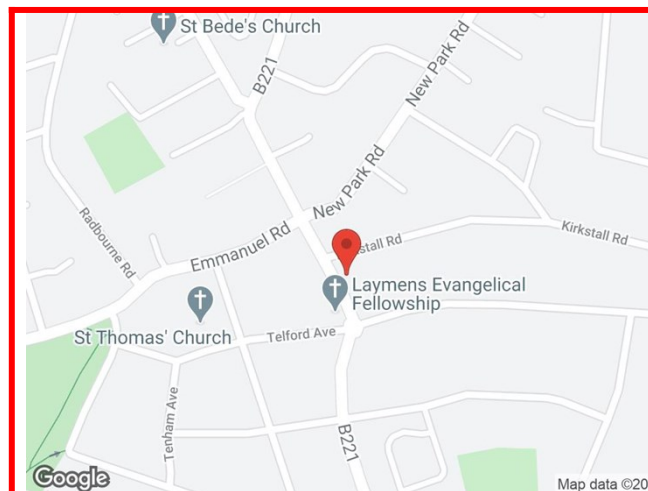
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Please note that as from 1st September 2020 the Use Classes Order has been re-defined and offices will be classified within use class E (commercial, business and services), which includes retail, restaurants, offices, light industrial, medical, indoor sport and nurseries/creches. None of the above uses would require planning permission for change of use. For other uses prospective tenants should make their own enquiries regarding specific occupational requirements or uses. Please note that the above planning changes have only recently been announced and our understanding is that these may be subject to change in due course. August 2020



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