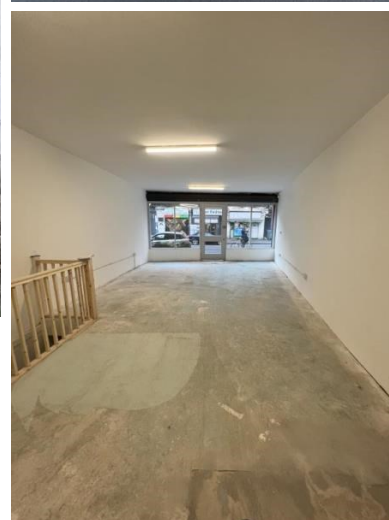


TO LET

Goodsir

COMMERCIAL



198 Coldharbour Lane, London, SE5 9QH

Retail | Medical | Office Use (E Class)

AREA: 940 sq.ft (87 sq.m) approx. | **RENT:** £25,000 PAX (£27 per sq.ft)

LOCATION:

The property is situated on Coldharbour Lane off the A23 (Brixton Hill) just to the east of the centre of Brixton. Loughborough Junction Station (Thameslink and Southeastern) is a short walk from the property and Brixton underground (Victoria Line) and Brixton Station (Southeastern) are within walking distance of the unit and the area is served well by buses. The surrounding area is a mix of residential and commercial uses.

DESCRIPTION:

The unit has been refurbished to provide a rectangular open plan ground floor space with a tradeable basement area. The unit benefits from a new timber shop frontage and Electric Security Shutter, newly electric rewired, ready for a tenants fitout, suitable for a wide variety of uses.

Regulated by:



TO LET



USE CLASS: E - Commercial, Business and Service



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FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Floor Area	940	87
TOTAL	940 sq.ft	87 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Electric Security Shutter
- Newly Refurbished to present a white box
- WC and Sink
- Good Ceiling Height
- 75 m Loughborough Junction Train Station
- New Timber Shop Frontage
- Busy Retail Location
- Suitable for a wide variety of uses

TERMS:

New Full Repairing and Insuring Lease for a term to be agreed.

RENT: £25,000 PAX (£27 per sq.ft) **RATES PAYABLE:** Rateable Value estimated to be £TBA. Each party is advised to contact the relevant local council.

VAT: Not applicable (TBC). **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.

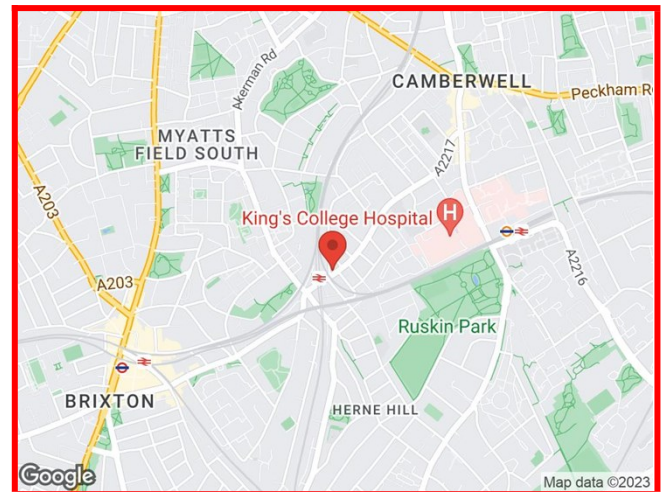
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