

BRIXTON ARCHES

LONDON SW9 8HX

UNIT 6 BRIXTON STATION ROAD

UNIT 18 ATLANTIC ROAD

UNIT 19 ATLANTIC ROAD



TO LET

RETAIL UNITS

630-870 SQ

FT

Use Class E(a)

BRIXTONARCHES.COM

SPACE TO CREATE @

BRIXTON ARCHES

Located in the heart of Brixton, these retail units offer a unique opportunity for a small-medium sized independent business to join an exciting community in South London, directly next to popular Brixton Village.

These arches have been newly refurbished and are each presented in shell condition, ready for occupiers' immediate fit out.

Each space benefits from internal lining, insulated concrete flooring, 3-phase electricity, water, waste, internal security shutters and a glazed frontage. Externally new uplighters have been installed along the façade of the arch, enhancing street visibility.

UNIT 6
BRIXTON
STATION
ROAD
770 SQ FT

/// ears.hang.flip



**UNDER
OFFER**



UNIT 18
ATLANTIC
ROAD
630 SQ FT

/// held.pink.clap

UNIT 19
ATLANTIC
ROAD
870 SQ FT

/// risks.camera.limbs



LOCATION

BRIXTON ARCHES ARE A COMMUNITY OF SHOPS, CAFÉS, RESTAURANTS AND BARS LOCATED IN THE SPACES BENEATH BRIXTON OVERGROUND STATION.

This bustling location in the heart of Brixton is home to a multicultural mix of some of South London's most popular retail and leisure destinations. The area's range of national and independent occupiers include Sendero Speciality Coffee, Brixton Brewery, Other Side Fried, Beautiful Books, Franco Manca, and Dog Star, offering a diverse range of cuisine and goods from around the world.

- 1 Brixton Rail Station
- 2 Brixton Station
- 3 Brixton Market
- 4 Brixton Village
- 5 Pop Brixton
- 6 Boots
- 7 H&M
- 8 JD Sports
- 9 Other Side Fried
- 10 Pret a Manger
- 11 Sainsbury's
- 12 Seafood & Cocktail Bar
- 13 Sendero Coffee
- 14 Unit 6
- 15 Unit 18
- 16 Unit 19



Brixton underground station is a 2 minute walk from Atlantic Road and Brixton Station Road, achieving 32.84 million entries and exits each year, while Brixton overground achieves 1.34 million each year. The Victoria line connects Brixton directly with Victoria, Oxford Circus, King's Cross.



TRAVEL TIMES



1 min
(7 ft) Brixton Rail Station



6 mins
(0.9 miles) Herne Hill Rail Station



7 mins
(3.0 miles) Victoria Rail & Underground Station



2 mins
(151 ft) Brixton Underground Station



5 mins
(1.8 miles) Vauxhall Rail & Underground Station



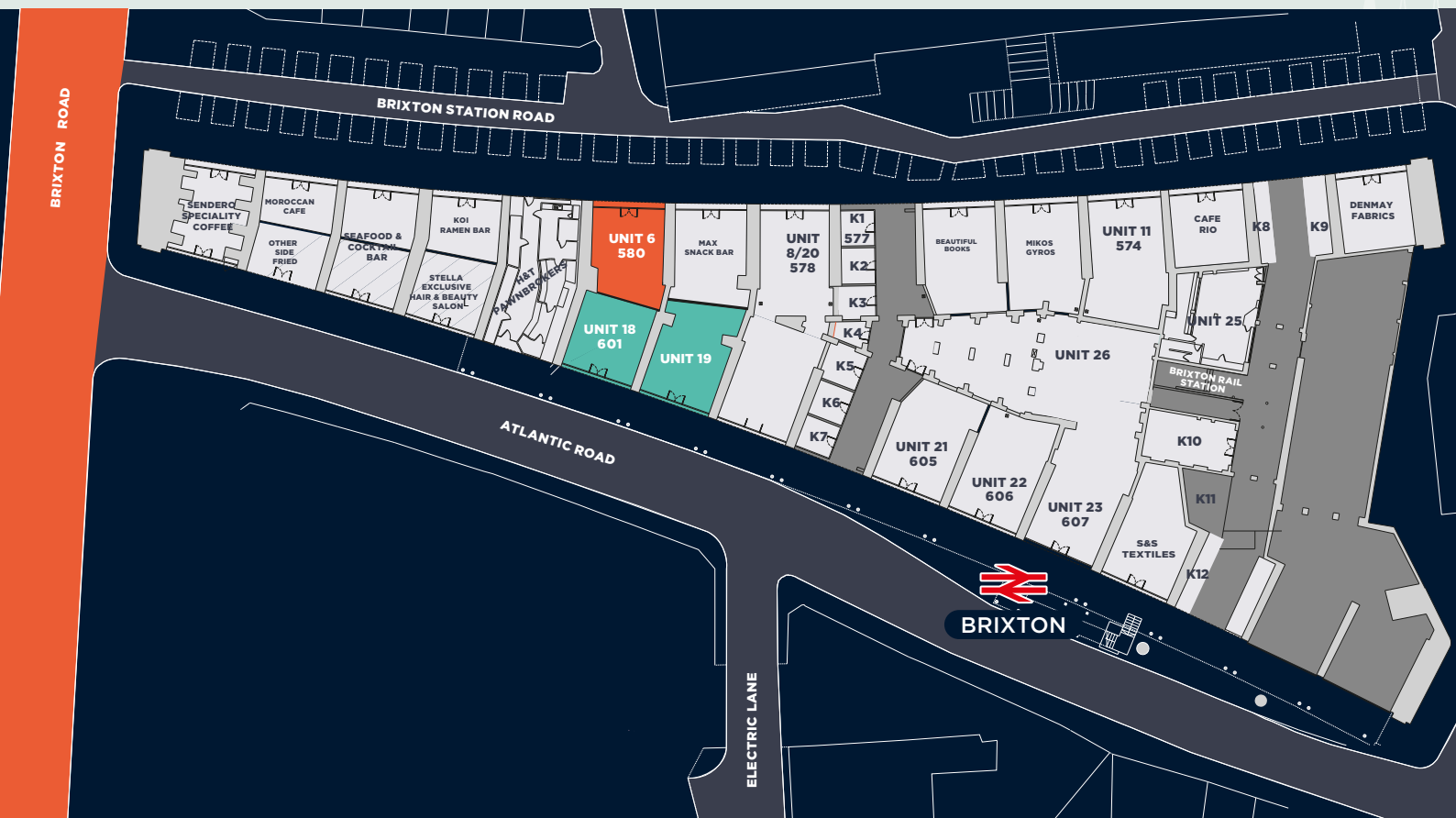
10 mins
(3.0 miles) Victoria Rail & Underground Station



ACCOMMODATION

UNIT	SQ FT	SQ M	RENT PA
6	770	71.72	UNDER OFFER
18	630	58.53	£35,000
19	870	80.64	£48,000

- Fully refurbished units, featuring new lining and 3-phase electricity.
- 2 minutes' walk from Brixton Underground Station.
- High footfall past each unit daily.
- Fully glazed frontage suitable for window displays or branding.
- Roller shutter doors providing high levels of security.





SPECIFICATION



**High
footfall**



**Fully
lined**



**Fully
glazed
frontage**



**Secure
roller
shutter**



**Concrete
floor**



**3-phase
electricity**



**Independent
water
supply**



**24/7
access**

COSTS PER ANNUM

	Unit 6	Unit 18	Unit 19
Rent	£32,000	£35,000	£48,000
Service Charge	£84	£70	£117
Insurance	£200	£143	£98
Business Rates	£16,500	n/a	£20,000

Indicative total monthly costs:

Unit 6 **£4,065**

Unit 18 **£2,935**

Unit 19 **£5,662**

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

Unit 6 - **D**

Unit 18 - **C**

Unit 19 - we are targeting a minimum **B** rating

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued October 2023.



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