



## Kiosk, Brixton Village Coldharbour Lane SW9 8QD

UNDER OFFER

Area: 200 FT<sup>2</sup> (19 M<sup>2</sup>)

Initial Rent: £12,000 PA



LOCATION  
Brixton



AREA  
200 sq.ftt.



TUBE  
Victoria line



AVAILABILITY  
Immediate



FRONTAGE  
Prominent



TRAIN  
Brixton Station



USE CONSENT  
A1 / A2 retail  
consent



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### LOCATION:

Prominent position fronting Coldharbour Lane situated in the vibrant hub of Brixton, amongst it's bustling lifestyle, coffee shops and trendy eateries.

Brixton Tube (Victoria line) offers direct and easy access towards Central London.

The area is similarly well connected with local bus routes - making it possible to travel anywhere from Brixton by bus, with some of the main routes being 3 and 35 (Oxford Circus), 45 and 59 (King's Cross), 133 (Liverpool Street), 159 (Marble Arch), 196 and 415 (Elephant & Castle), 109 and 250 (Croydon).

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	200	19

### DESCRIPTION:

The available commercial kiosk fronting Coldharbour Lane extends to a total area of approximately 200 sq.ft. and comprises of an open-plan space ideal for small take-away / catering prep unit.

Situated at the entrance to Brixton Village, the kiosk benefits from a high level of footfall and the vibrant place to find numerous cafés and restaurants serving all sorts of flavours from European, Asian, Caribbean and American cuisines.

Further information available upon request.

### TENURE:

Terms to be agreed.

### VAT:

Applicable.

### SERVICE CHARGE:

Nominal amount to be charged.

### RATES PAYABLE:

To be assessed.

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

**Sophie Cordery**

0207 924 4476

[sophie.cordery@houstonlawrence.co.uk](mailto:sophie.cordery@houstonlawrence.co.uk)

[www.houstonlawrence.co.uk](http://www.houstonlawrence.co.uk)

[info@houstonlawrence.co.uk](mailto:info@houstonlawrence.co.uk)

### OFFICES:

#### WANDSWORTH

0207 924 4476

10 Enterprise Way  
SW18 1FZ

#### WIMBLEDON

0208 947 5050

11 Alexandra Road  
SW19 7JZ