



Lease Assignment

10 Electric Avenue, Brixton, London, SW9 8JX



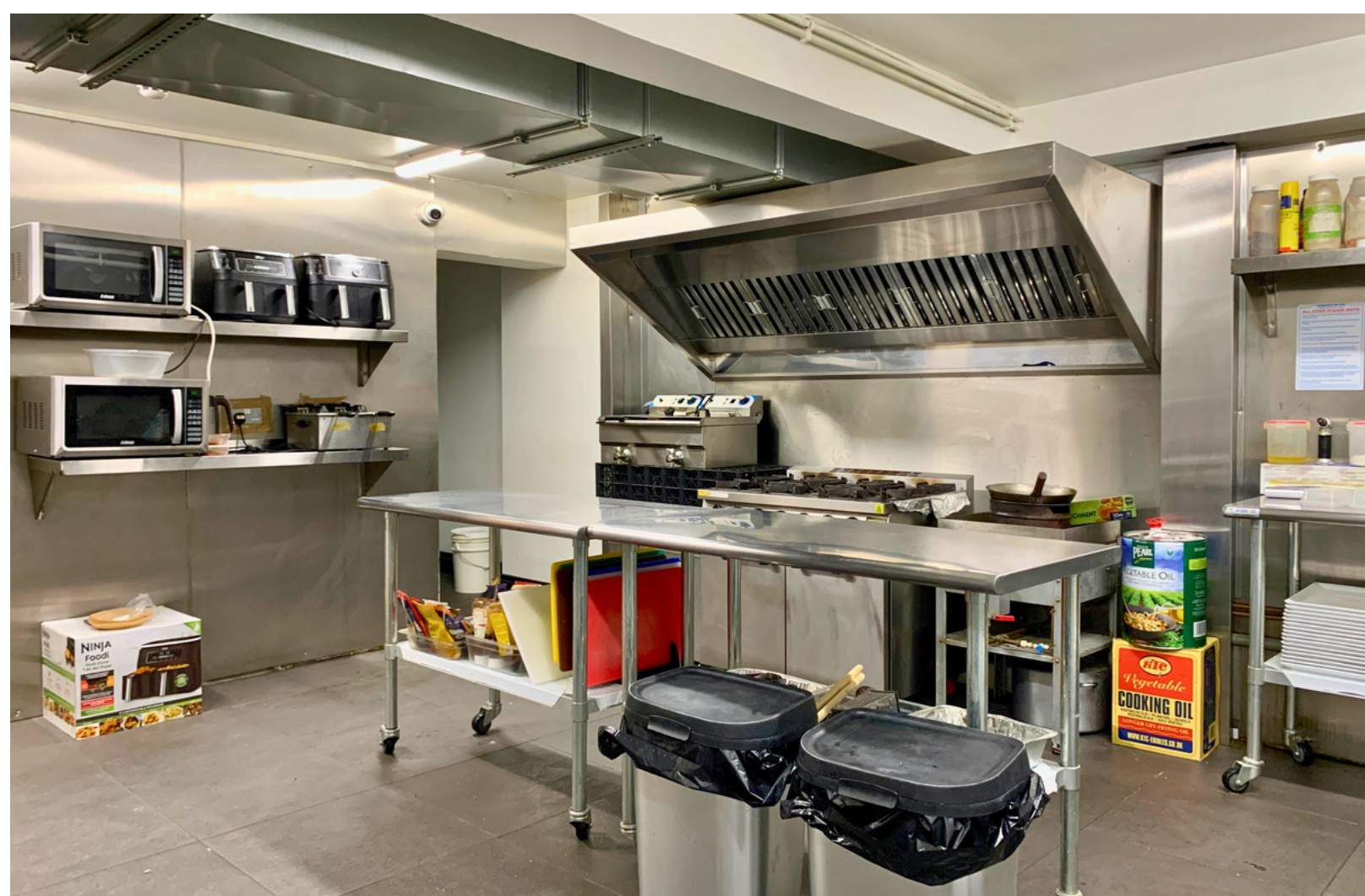
HAY HILL
LEISURE

Fully Fitted, Class E (Restaurant) for sale

To request a viewing please call:

George Hamblett on 07766 234 955

Michael Macpherson MRICS on 07821 130 877



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— Leisure —

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Location

Situated in the heart of Brixton, 10 Electric Avenue presents a prime commercial property opportunity in one of London's most vibrant and sought-after neighborhoods. This prominent location offers excellent visibility and a constant flow of foot traffic, making it an ideal space for businesses seeking to thrive in a dynamic urban setting.

Lease Terms

Term: Available by way of an assignment of the existing lease expiring on 31/07/2034 (within the L&T Act 1954)

Rent: £80,000 per annum (passing)

Rates Payable: £17,395 per annum (payable from 1st April 2023)

Service Charge: NA

Next Rent Review Date: 01/08/2024

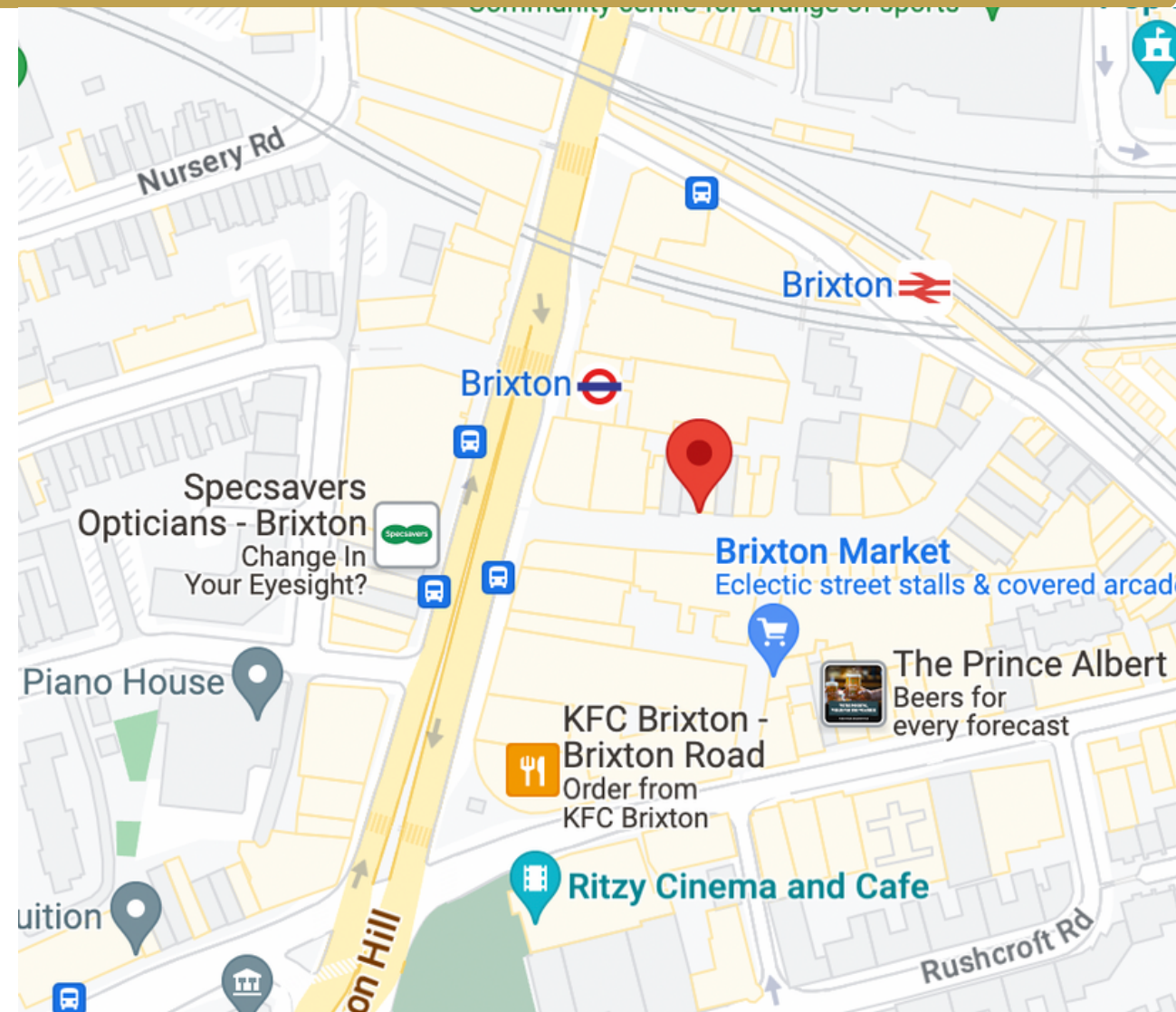
Premises License: Sun-Thurs: 11pm, Fri-Sat 12am

Premium: Upon Request

External seating: Yes

Floor Area:

Total size: 1,386 sq. ft. (split over ground and basement)



Contact Us:

Hay Hill Property Services Ltd

Berkeley House

15 Hay Hill

London

W14 9HG

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George Hamblett

07766 234 955

george@hayhillpropertyservices.com

Michael Macpherson MRICS

07821 130 877

michael@hayhillpropertyservices.com



Disclaimer : These particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless stated otherwise, all prices are quoted exclusive of VAT.