



106 Merton High Street
London
SW19 1BD
Tel: 020 8715 9444
Fax: 020 8715 9474

Email: enquiries@drakesfield.co.uk
Web: www.drakesfield.co.uk
Company Reg No: 3631397
VAT Reg No: 736 3377 19

TO LET
RETAIL UNITS
£14,000pa Each Unit



Units Hinton Road
Brixton, SE24 0HJ

As an accredited agent we are members of





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Location: The property is situated in a prominent corner position, junction with Coldharbour Lane, Loughborough Road and Hinton Road with adjacent to Loughborough Junction Rail Station.

Description: There are 8 retail units comprising sizes from 168Sqft to 1690Sqft with larger unit fronting Coldharbour Lane and remainder units facing on Hinton Road. The property shares the vicinity with a mixture of commercial and residential units with retailers such as Nail Salon, Tesco Express, Pharmacy and various food outlets.

Unit Numbers	Area Sq M	Area SqFt	Availability/ Rent
1	107.8	1160	Now Let
1B / 2	15.6	168	Now Let
1C / 3	157	1690	Now Let
1D / 4	19.6	211	Now Let
1E / 5	26	280	AVAILABLE
1F / 6	26	280	Now Let
1G / 7	26	280	AVAILABLE
1H / 8	19.6	211	Now Let

Tenure: The units are to be let on new FRI Lease outside L&T Act with minimum terms of 3+ years.

Use: Class E (A1/A2/A3/B1/D1/D2). Prospected tenants to make their own enquires.

Legal Costs: Both parties' legal costs are to be borne by the ingoing tenant.

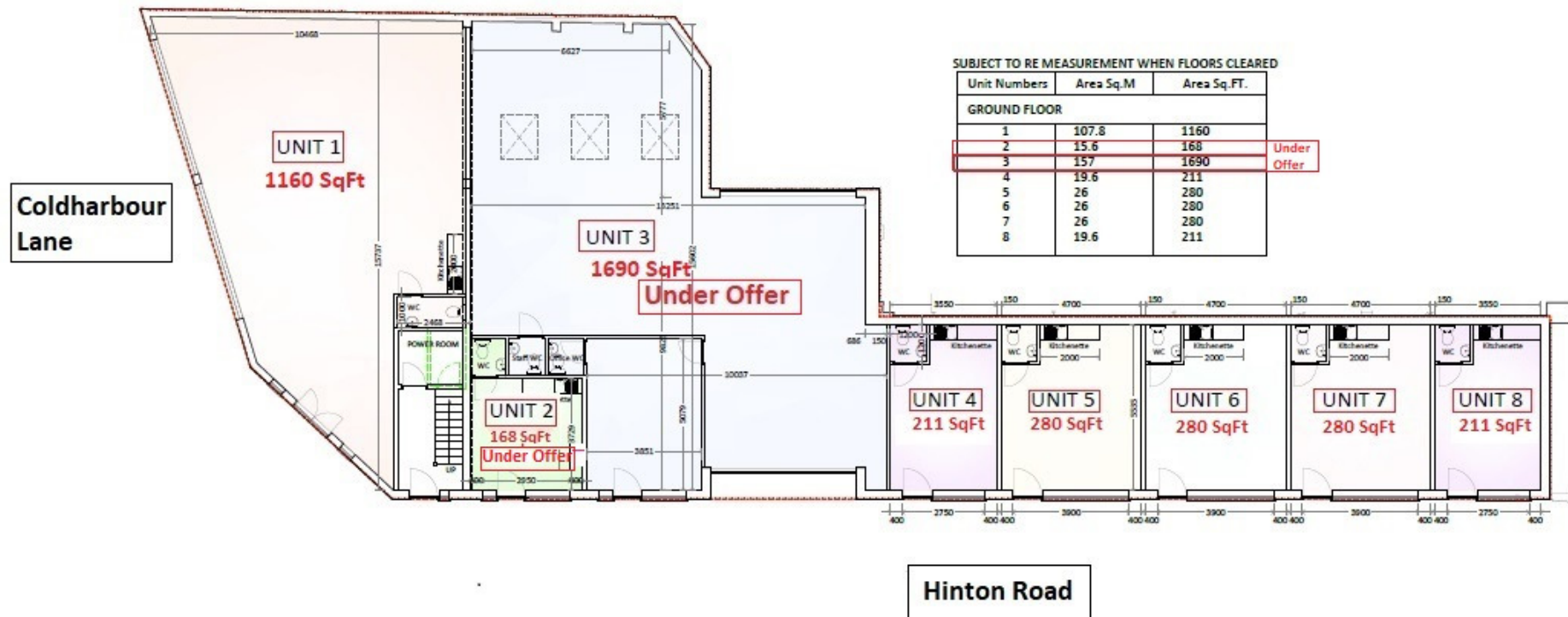
Rateable Value: Unit 1E & Unit G: Each unit rateable value is £3,200. The property will be eligible for small business relief, which can affect the amount of rates that you pay ie: Nil, although we suggest prospective tenants make their own enquiries.

EPC: Unit 1E: "C" / Unit 1G: "C"

ALL TERMS & CONDITION ARE NEGOTIABLE

Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers/tenant should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

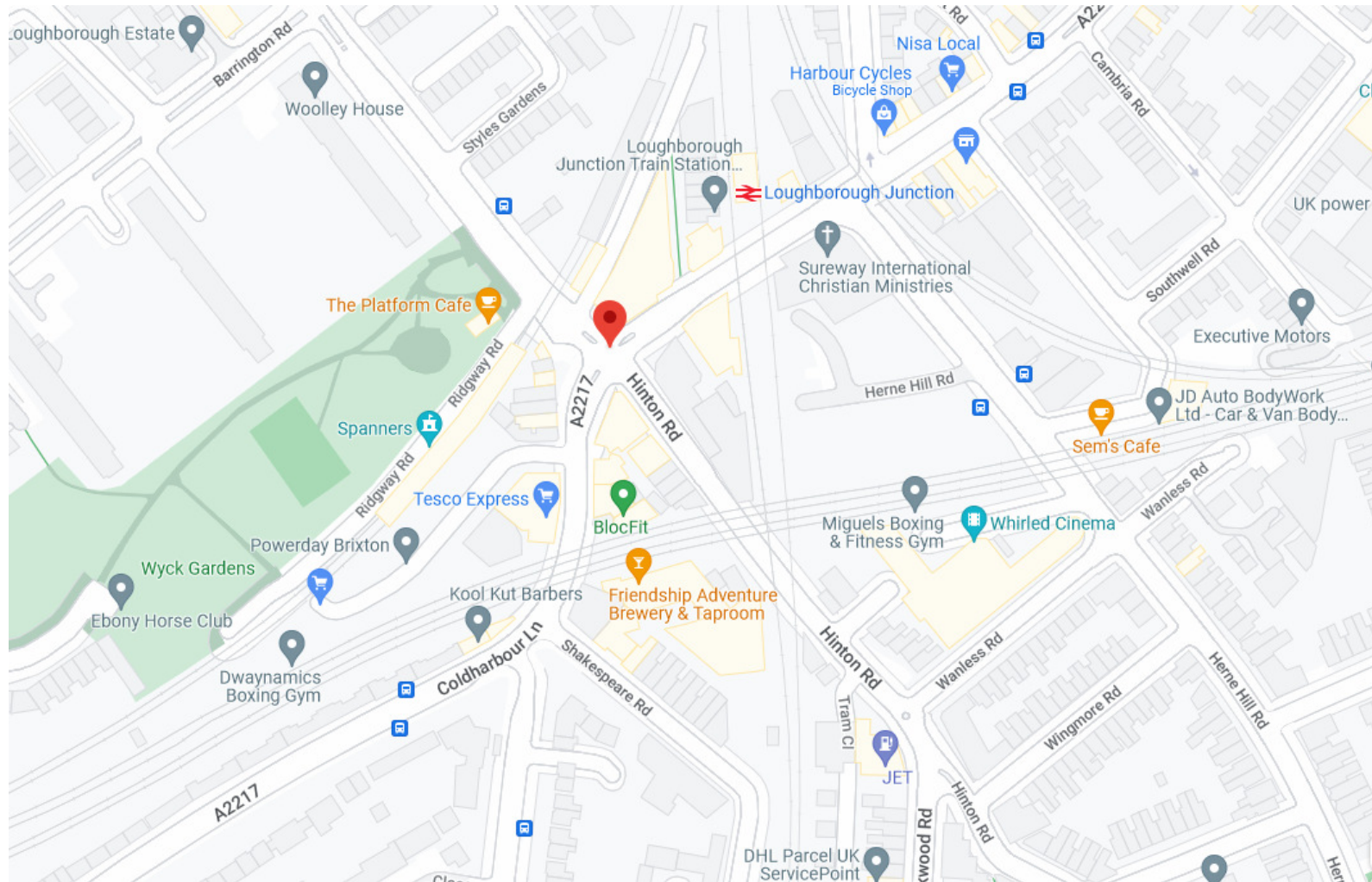
FLOOR PLAN:





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For more information contact:

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