

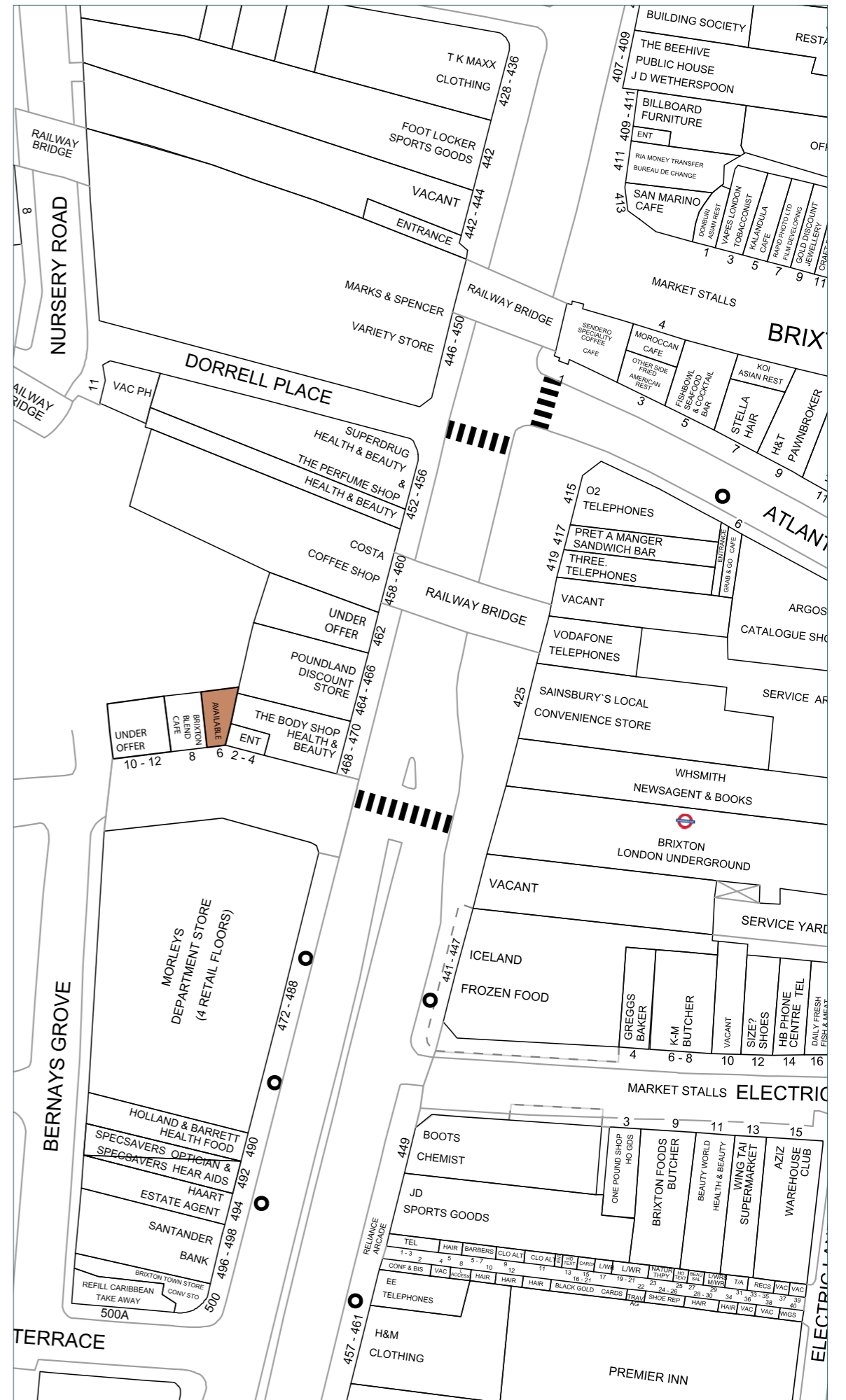
**SIX**  
**TUNSTALL ROAD**  
**Brixton.**



# LOCATION.

Tunstall Road is situated directly opposite the bustling Brixton Underground station which is the second busiest tube station in London with over 33 million pedestrians entering and exiting annually.

The subject unit is just off the thriving Brixton Road, which is home to a diverse range of enticing retail and restaurant occupiers, including Canova Hall, Up at Brixton, Salon, The Laundry, and Pop Brixton which has played host to some of London's best pop up restaurants. In addition to its popularity with independent restaurants, shops and coffee shops, it also has some of the UK's biggest high street names, including M&S, Boots, Costa Coffee, Superdrug H&M and local department store Morleys. The vibrancy of the area is the palpable, attracting a strong footfall both through the week and at the weekend.





# ACCOMMODATION.

Area	Sq Ft	Sq M
Ground Floor	343	31.86
Basement	287	26.67
First Floor	290	26.94
Total	920	85.47

The unit also benefits from outdoor seating fronting a pedestrianised street. Moreover, the first floor of the unit is fully tradeable.



Front of Unit



Front of Unit



View of Tunstall Road from Brixton Road



# THE DETAILS.

## RENT

£40,000 per annum exclusive.

## RATES

Rateable Value - £26,250  
 UBR 21/22 - £0.512  
 Rates Payable - £13,440

## TENURE

A new 10-year lease.

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

## EPC

EPC available on request.

## FURTHER INFORMATION

To arrange an inspection please contact the sole agents, Levy Real Estate.

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