



5-7 Vining Street, Brixton, London SW9 8QA

## Summary

- New Lease Available
- E Class Use
- Ground Floor Only
- Prominent Trading Position

## Rental Offers Invited



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

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### Location

The property is located in Brixton and is situated on Vining Street just off the junction of Atlantic Road. The property has the benefit of being close to Brixton Underground and Main Line Railway Station.

[Google Street View](#)

### Property

The premises are arranged at ground floor only. The ground floor comprises an interlinked double fronted area.

### Floor Areas

The unit is arranged over Ground Floor only and has the following approximate net internal areas:

Ground Floor	86.40 sq m	930 sq ft
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### Planning

The premises benefit from E Class Use. Alternative uses will be considered subject to planning.

### Tenure

Leasehold.

### Terms

The premises are available by way of a new lease 10-15 year lease, subject to 5 yearly rent reviews.

### Rent

Upon application.

### Fixtures & Fittings

All fixtures and fittings will be removed from the property.

### Rateable Value

We are advised by the local rating authority that the property is assessed as follows:

5 Vining Street	£12,750
7 Vining Street	£11,250

### Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

### Viewings

All viewings should be arranged through the sole agents, Davis Coffery Lyons.