



128 Acre Lane, London SW2 5RJ

TO
LET

435
Sq Ft

£15,000
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

RARELY AVAILABLE - The property comprises a ground floor takeaway unit ideal for serving Brixton, Clapham and the wider area.

Customer service area and counter to the front, the property benefits from a kitchen with extraction, prep area, WC and rear access via Corrance Road.

Current licence to trade 0700-2300*
Premium Guide Price: £40,000

Use Class

We understand the property currently has A5 (SG) use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

Rent

£15,000 per annum exclusive

Tenure

The property is available by way of an assignment of the existing lease. Current lease terms as follows:

Lease Start Date: April 2015
Lease End Date: April 2027
Next Rent Review: April 2021
Break Clause: None

EPC

E

VAT

TBC

Local Authority

LB Lambeth

Accommodation

	Sq M	Sq FT
Ground:	40.42	435
Basement:	0.00	0
First:	0.00	0
Second:	0.00	0
Third:	0.00	0
Outside:	0.00	0
Total (GIA):	40.42	435

Rates

Rateable Value: £10,000
Rates Payable (19/20): TBC pa*

*Rates Payable may include small business rates and transitional relief, as well as the Covid-19 20/21 rates holiday. Parties must make their own enquiries to ensure this is correct.

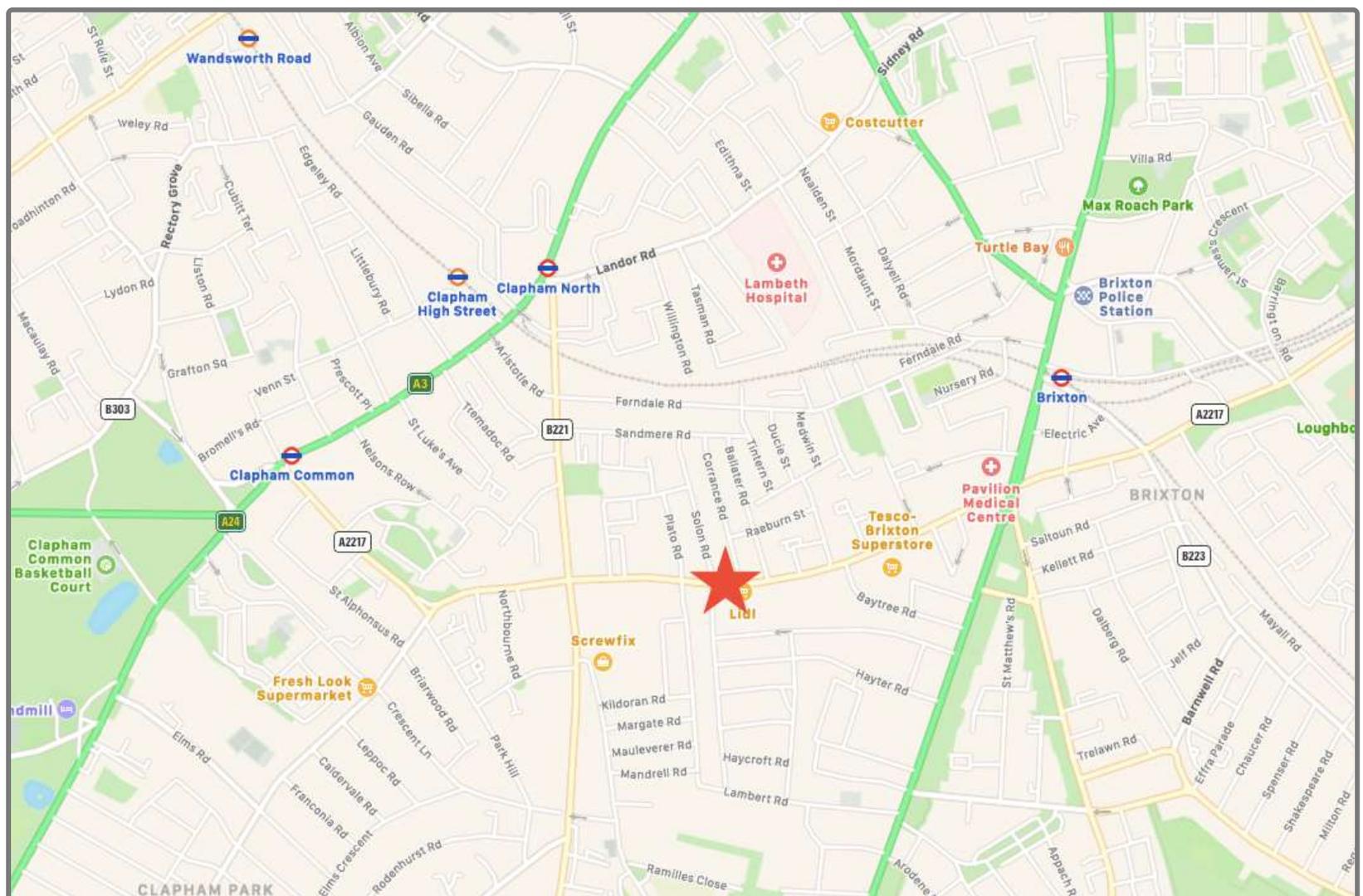
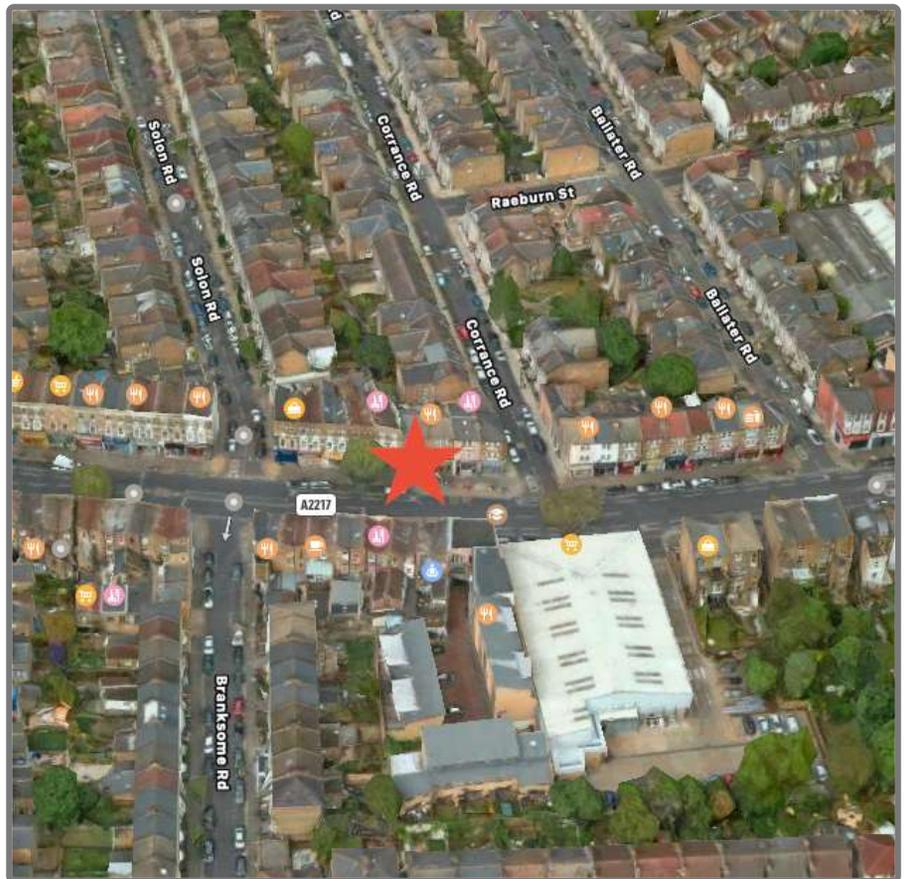
Location

The property is situated on the North Side of Acre Lane, in between the junctions with Solon Road and Corrance Road in Brixton.

Immediate neighbours include Naked Hare, Beast of Brixton Restaurant, Bobs Kitchen, Sams Cafe, Lidl, Costcutter, Hope & Anchor, and other local shops.

With Brixton and Clapham Town Centres both within a 0.5 mile radius the property is set up to be a popular location for takeaway and delivery orders.

The location is serviced by a number of bus routes on Acre Lane



Evans Pearson

Chartered Surveyors

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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

