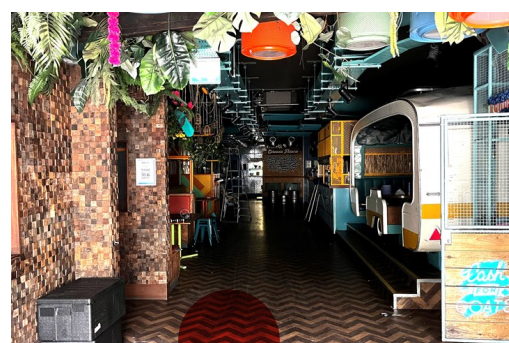


Class E premises to let.

Brixton, 30 Acre Lane.

SW2 5SG.



Fitted restaurant / bar unit, with dedicated outdoor seating area.

Potential for late licence, subject to contract.

Close proximity to the iconic 'The Blues Kitchen Brixton'.

Contact.

Archie Morriss

archie.morriss@gcw.co.uk
020 7647 4822

Callum Stephenson

callum.stephenson@gcw.co.uk
020 7647 4808

Location.

Brixton is a busy, vibrant, culturally diverse community with a thriving food and nightlife scene. The subject property benefits from a prominent position on Acre Lane, in very close proximity to **The Blues Kitchen**, and less than a 5 minute walk from Brixton Station.

Other nearby occupiers include **Electric Brixton**, **The Prince of Wales**, **Anytime Fitness**, **Topps Tiles**, **Tesco**, **Effra Social**, **Hootananny** and **Ritzzy Cinema**.

Accommodation.

The premises occupy the following approximate gross internal areas:

Ground Floor	200.48 sq m	2,158 sq ft
External Area	22.66 sq m	244 sq ft

Rent.

£115,000 per annum exclusive.

Business Rates.

Rateable Value £42,250

UBR (2024/25) 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 020 7926 1000.

Lease Terms.

The premises are available by way of an effective full repairing and insuring lease, for a term to be agreed.

Energy Performance Certificate.

Band D. Report available on request.

Premises Licence.

The property has previously benefitted from a 2am late licence on Fridays and Saturdays, which could be novated, subject to contract.

Legal Costs.

Each party to be responsible for their own costs.

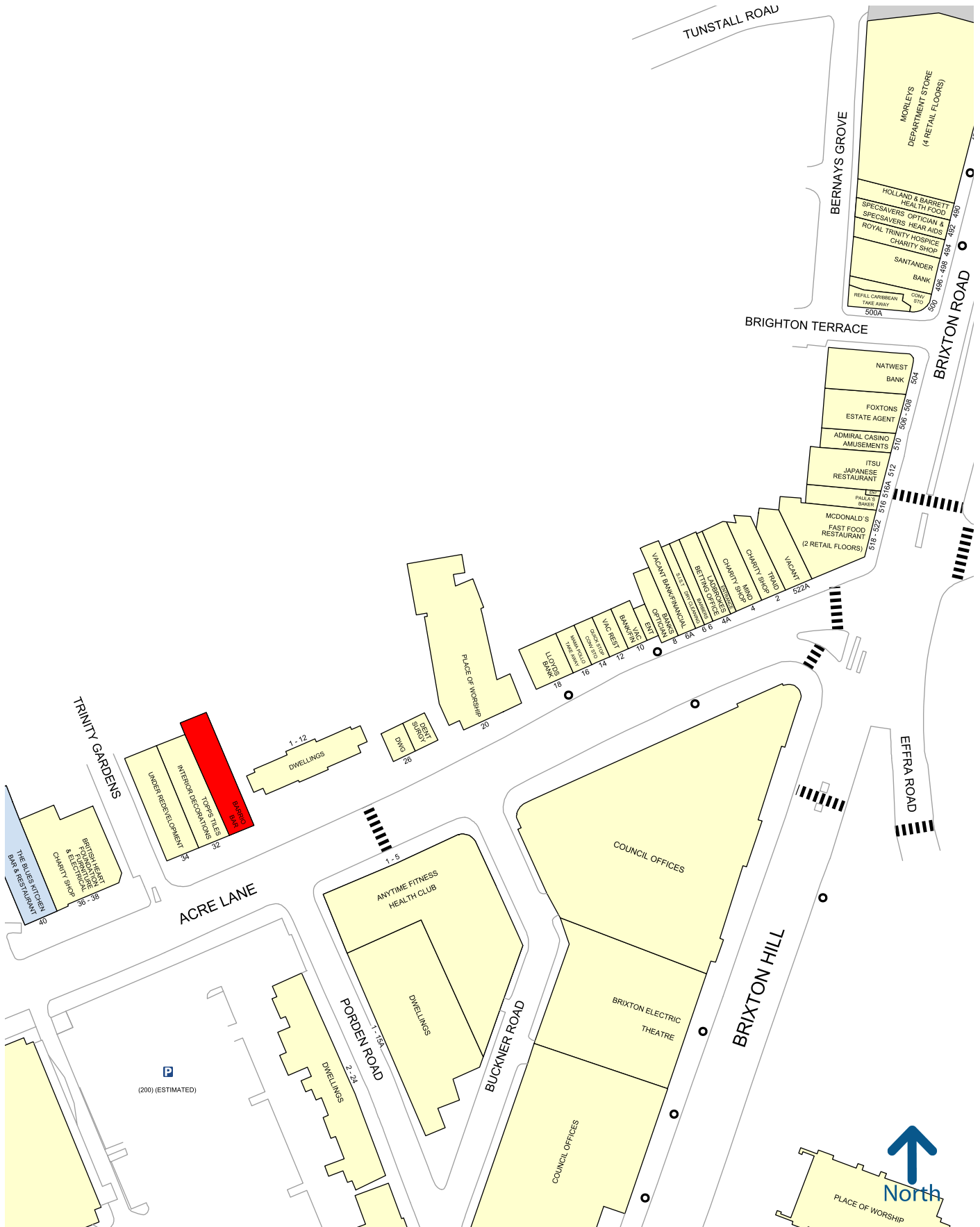
Subject to Contract.

September 2024

GCW.

0207 408 0030
gcw.co.uk

**Brixton, 30 Acre Lane.
SW2 5SG.**



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