



# FITTED BAR/RESTAURANT TO LET IN BRIXTON

**30 ACRE LANE, BRIXTON, LONDON,  
SW2 5SG**



## Location:

The subject property occupies a prominent position on the busy Acre Lane. Brixton Underground (Victoria Line) and Brixton Main Line Railway Station (National Rail) are both located a short walk away.

Nearby occupiers include Tesco Express, Anytime Fitness, BHF, McDonalds, Electric Brixton, The Blues Kitchen and various independent operators. Brixton Underground (Victoria line) and Brixton Main Line Railway Station (National Rail) both located a short walk away.

## Accommodation:

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

<b>Ground Floor:</b>	<b>2,200 sq. ft. (78.04 m<sup>2</sup>)</b>
<b>Forecourt:</b>	<b>224 sq. ft. (22.66 m<sup>2</sup>)</b>

## Use:

The retail premises benefits from Class E / Sui Generis planning consent. Alternative uses may be considered subject to planning.

## Rent:

Upon Application.

## Lease:

The premises are available by way of a new lease with terms to be agreed.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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