

# BRIXTON RESTAURANT – LEASE FOR SALE



Brixton – 89 Acre Lane, SW2 5TN



## LEASE TERMS

The entire building is held on a lease from 1/6/16 to expire 31<sup>st</sup> May 2040. Rent reviews are 5 yearly with the May 2021 review being outstanding.

## RENT

£34,000 pax + VAT

## PREMIUM

Offers in excess of £75,000 + VAT are sought for the valuable leasehold interest.

## BUSINESS RATES

RV Ground floor £13,250

RV upper floors £7,100

Interested parties should verify this information with the local authority.

## LICENSING, OPENING HOURS AND PLANS

Available on request.

## LEGAL COSTS

Each party to be responsible for their own costs.

## EPC

TBC

## VIEWING

The sale is confidential and staff are not to be approached.

Subject to Contract.  
11/04/2022

## LOCATION

The subject property is located in a prominent corner location on Acre Lane at the junction with Branksome Road. There are many excellent local businesses in the area and high quality residential.

Brixton tube is approximately an 11 minute walk.

## ACCOMMODATION

The premises extend to the following approximate net internal floor areas:-

Ground floor	426 sqft	39.58 sqm
Basement	441 sqft	40.97 sqm
First floor	291 sqft	27.03 sqm
Second floor	349 sqft	32.42 sqm
Front terrace	136 sqft	12.63 sqm
Rear terrace	130 sqft	12.08 sqm

The premises are currently used as a ground floor café / restaurant / bar with separately accessed upper floors being utilised as a private function room with bar and a kitchen to serve the restaurant and delivery customers.

- Busy London suburb
- Prominent corner position
- Separate access to uppers
- 2 outside seating areas
- Late opening hours
- Late licence

## CONTACT

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