

TO LET

Goodsir
COMMERCIAL



164 Acre Lane, London, SW2 5UL

TO LET Retail Unit (E Class)

AREA: 1,000 sq.ft (93 sq.m) approx. | **RENT:** £25,000 PAX

LOCATION:

The property is located on the busy A2217 linking Clapham and Brixton, it has always been a major busy vehicle access route but has developed to the local residential area being sort after as a location for families along with a strong high level of 20's to 30's who enjoy the large amount of restaurants, public houses, nightclubs and strong retail offers in the immediate location as well as Brixton and Clapham.

DESCRIPTION:

The Ground floor and Basement unit offers a good amount of operating space for the right party to trade, there is a glass shop frontage on a the busy Acre lane Road offering high visibility to both vehicles and pedestrians alike.

The Unit is a good rectangular shape at ground floor level with a high ceilings in both the ground floor and basement, the space is suitable for a wide variety of commercial uses with an affluent local population along with having a good visual aspect to any traders business. The property is available immediately subject to agreement of terms.

Regulated by:



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USE CLASS: E - Commercial, Business and Service

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Floor Area	TBC	TBC
Basement	450	42
Ground Floor	550	51
TOTAL	1,000 sq.ft	93 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- "Ready to Go" Retail Unit
- Good Ceiling Height throughout
- New FRI Lease Available
- New Fully Glazed Shop Front
- High Pedestrian Footfall
- WCs and Kitchen Facilities
- Suitable for a Wide Variety of Uses
- Good Trade Position

TERMS: A New Full Repairing and Insurance Lease for a term of 5 / 10 or 15 years

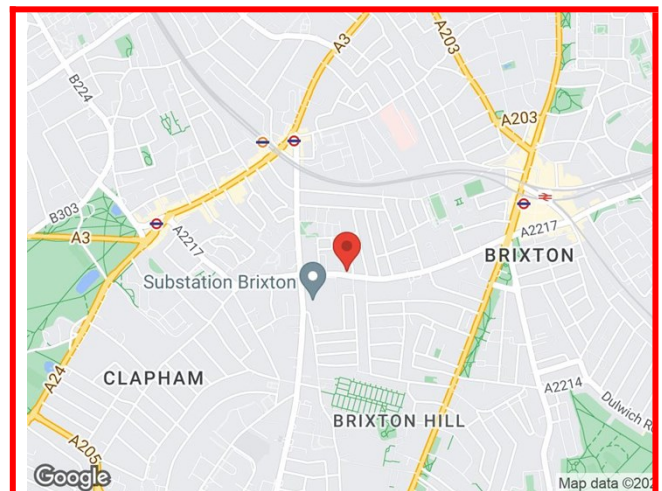
RENT:	£25,000 PAX	RATES PAYABLE:	Rateable Value estimated to be £ TBC. Each party is advised to contact the relevant local council.
VAT:	Not applicable (TBC).	SERVICE CHARGE:	As and when basis. Building insurance separately invoiced
EPC:	The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

CONTACT:



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Please note that as from 1st September 2020 the Use Classes Order has been re-defined and offices will be classified within use class E (commercial, business and services), which includes retail, restaurants, offices, light industrial, medical, indoor sport and nurseries/creches. None of the above uses would require planning permission for change of use. For other uses prospective tenants should make their own enquiries regarding specific occupational requirements or uses. Please note that the above planning changes have only recently been announced and our understanding is that these may be subject to change in due course.



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August 2020



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