

3/7 ACRE LANE, BRIXTON, LONDON, SW2 5TB

A1/A3 OPPORTUNITIES AVAILABLE

**SHELLEY
SANDZER**

Since 1983



LOCATION

The subject property is an impressive and prominent art deco building located on Acre Lane which leads directly to Clapham Common. Adjacent to a Tesco Supermarket and the newly renovated Lambeth Town Hall, opposite Barrio Bar and Blues Kitchen with the Ritz Cinema & Bar close by.

A few minutes' walk from Brixton's busy underground and overground stations, as well as Brixton Village and Market where restaurants Salon, Mama Lan, Franco Manca, Honest Burgers, Chicken Liquor and Federation Coffee are located.

Other nearby restaurants include Canova Hall, Rosa's Thai, Dip & Flip, Brindisa, Satay Bar, Rum Kitchen, Wahaca, Cabana, Boqueria and Nanban to name just a few.

ACCOMMODATION

The two units are arranged over ground and basement levels comprising of the following approximate floor areas:

UNIT 1

GROUND FLOOR	3,531 sq ft	328 sq m
BASEMENT	3,885 sq ft	268 sq m
TOTAL	6,416 sq ft	596 sq m

UNIT 2

GROUND FLOOR	2,357 sq ft	219 sq m
BASEMENT	2,637 sq ft	245 sq m
TOTAL	4,994 sq ft	464 sq m

LEASE

A new FR&I Lease / Long Leasehold Investment, sale to be agreed.

RATES

To be assessed by Lambeth Borough Council.

RENT

Available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment only through sole agents Shelley Sandzer:

Lauren Wellman

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Nick Weir

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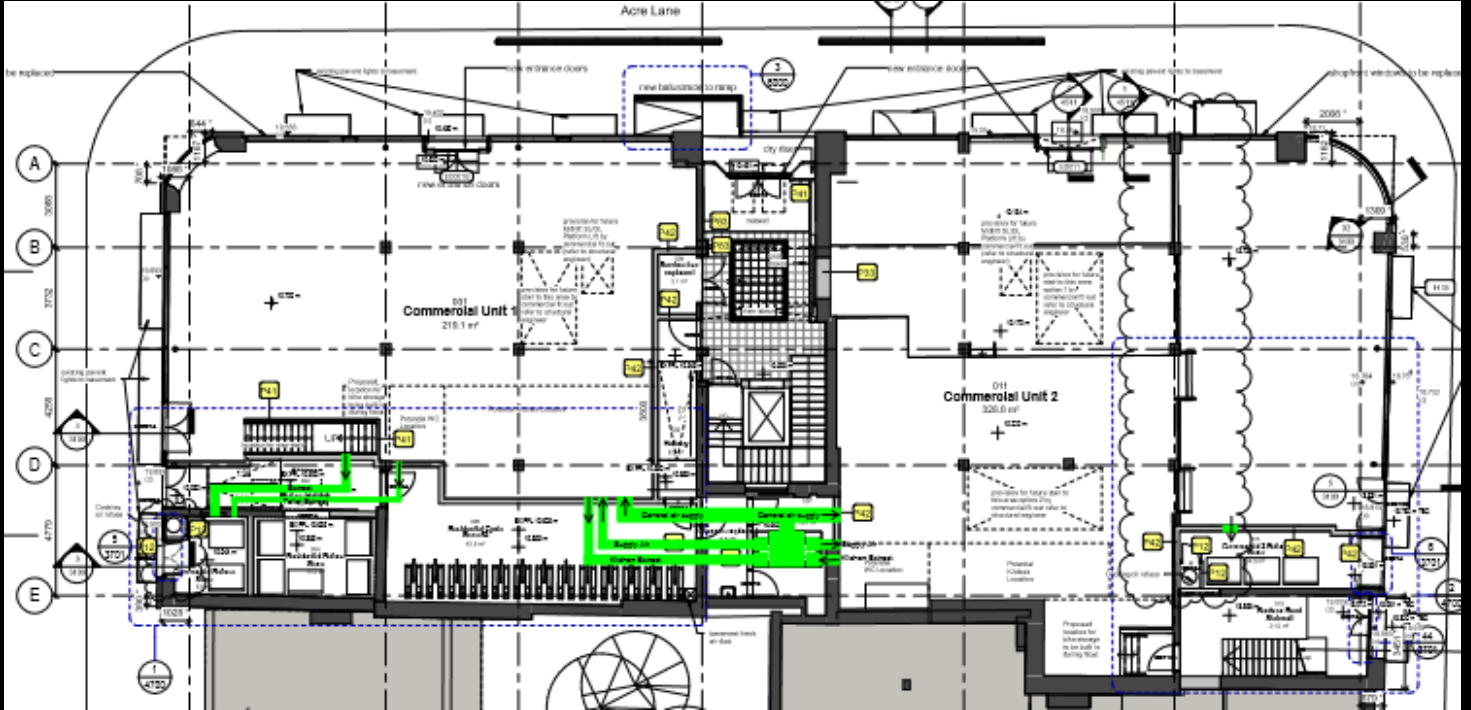
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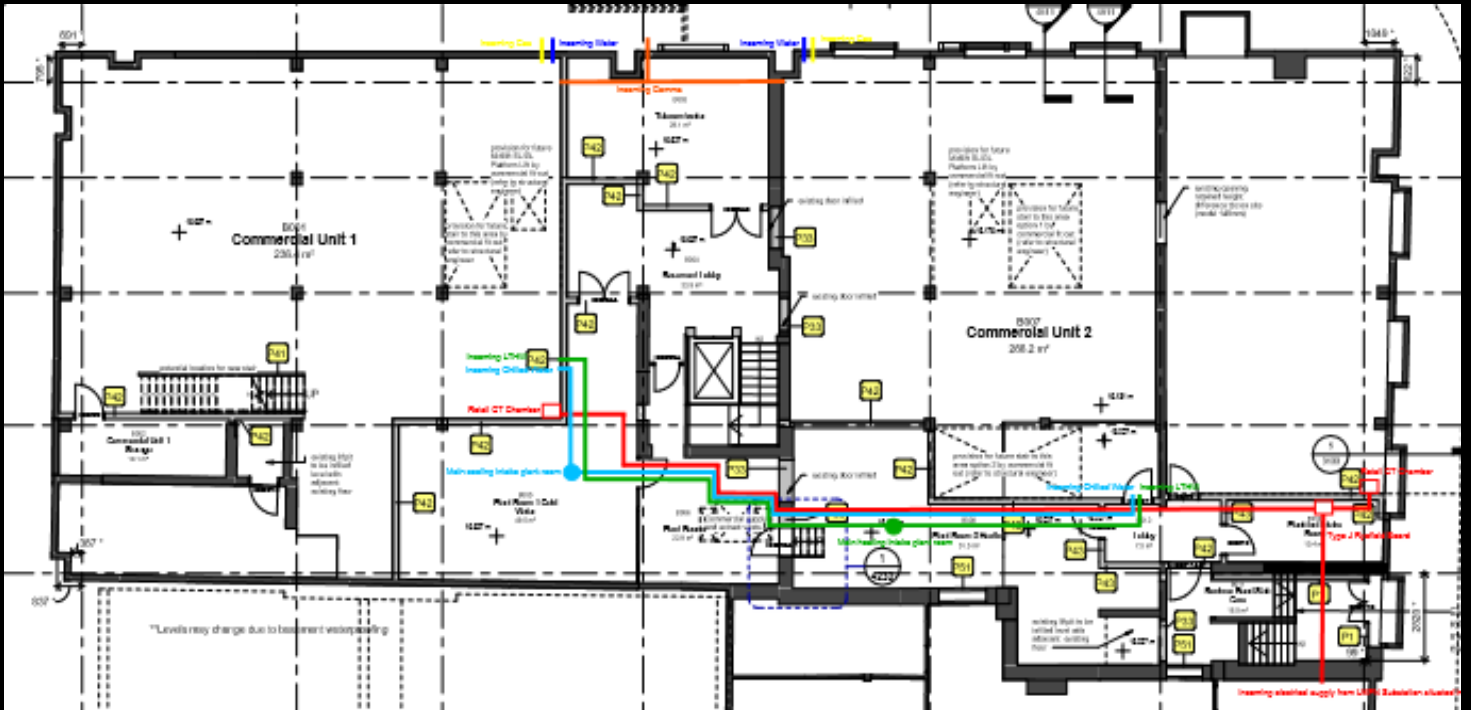
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GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



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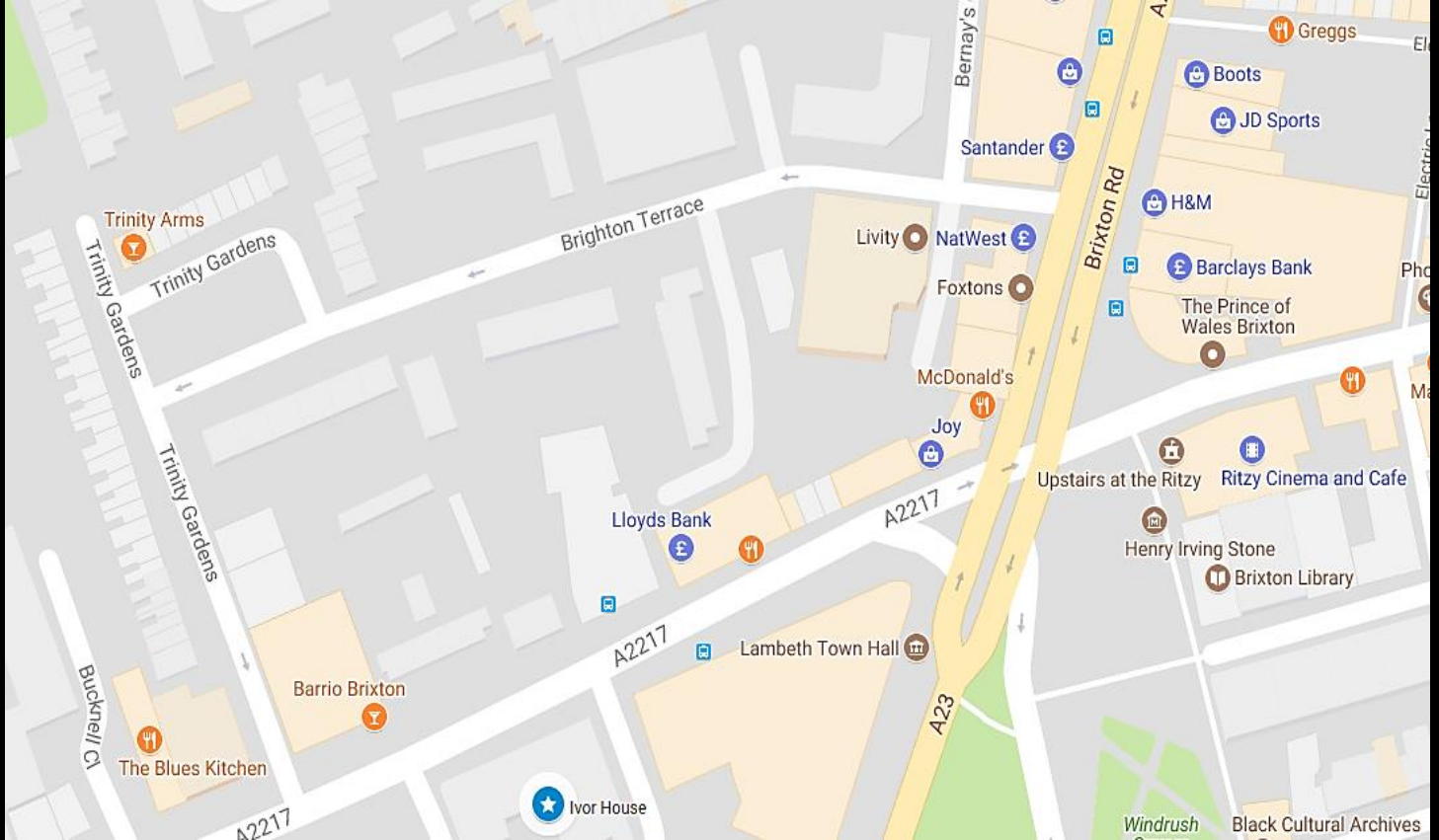
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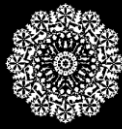
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MAP



Chicken SHOP



ROSA'S
THAI CAFE

Ram Kitchen.

THE Blues Kitchen
- EST. 2009 -

FRANCO MANCA
SOURDOUGH PIZZA

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