

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG

TEL 020 8766 0123 * FAX 020 8761 4472

LARGE PROMINENT **RETAIL SHOWROOM** **TO LET**

LOCATED FRONTING ACRE LANE FAIRLY CLOSE TO ITS JUNCTION WITH BRIXTON ROAD AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

36/38 ACRE LANE BRIXTON SW2 5SP

LOCATION

The property is situated fronting Acre Lane, a busy thoroughfare between Brixton and Clapham Park. Acre Lane houses numerous businesses including a major Tesco Superstore and the property shares the vicinity with a wide variety of businesses. Brixton Town Centre is a vibrant and thriving commercial centre and the subject property is located just outside the centre. Brixton provides both overground and underground railway access, numerous bus routes and a densely populated residential catchment area.

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.



- 2 -

DESCRIPTION

The property comprises a ground floor retail showroom most recently used for the sale of flooring and flooring materials set behind a small forecourt. The property is roughly rectangular in shape, has loading facilities on the flank and excellent natural light through windows on the front and flank. The property is considered suitable for a variety of businesses and is particularly well suited to those requiring good overall accommodation in a prominent location.

ACCOMMODATION

Gross Frontage	65'	19.8m
Return Frontage onto Trinity Gardens	57'5	17.5m
Internal Width	55'	16.7m
Max Shop Depth	86'	26.2m
Sales Area	5113 ft²	475m² (approx) (currently partitioned)

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease on full repairing and insuring terms the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class A1 (Retail) of the Current Town and Country (Use Classes) Order and would suit a variety of retail or showroom uses. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£60,000 (sixty thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT