

Hooper

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# **CORNER POSITION SHOP** **TO LET**

FRONTING ACRE LANE BETWEEN CLAPHAM AND BRIXTON AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

**120 ACRE LANE**  
**LONDON SW2 5RA**

## **LOCATION**

The property is situated in a corner position with a good frontage to Acre Lane between Clapham and Brixton. The property is particularly visible to traffic between Clapham and Brixton and the property shares the vicinity with a variety of trades including some multiple representation such as William Hill and Lidl. The property benefits from a good deal of passing vehicular traffic and there is a densely populated residential catchment in the surrounding area.



## **DESCRIPTION**

The property comprises a corner position shop most recently used as a tattoo parlour. The property has a frontage and return frontage, both secured with external security shuttering and internally is arranged as a front sales area together with a rear additional room with independent side access. There is an internal WC and the property is considered suitable for a variety of trades.

## **ACCOMMODATION**

Gross Frontage	4.60m	15'11
Return Frontage	3.62m	11'9
Internal Width	4.45m	14'6 narrowing to 2.47m (8'11) after 4.14m (13'6)
Maximum Shop Depth	7.65m	25'11
Sales Area	27.87m <sup>2</sup>	300 ft <sup>2</sup> (approx)
Rear Room	19.97m <sup>2</sup>	215 ft <sup>2</sup> (approx)
Internal WC		

Figures relating to accommodation are approximate and rounded up 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 has Sui Generis Use of the current Use Classes Order and would suit a variety of trades. 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 **£13,750 (thirteen thousand seven hundred and fifty 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**

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.