

Hooper

NAYLOR FRIEND

**FREEHOLD SHOP AND**  
**UPPER PARTS**  
**FOR SALE**

LOCATED IN A HIGHLY POPULAR POSITION BETWEEN BRIXTON TOWN CENTRE AND CLAPHAM AND PROVIDING SCOPE FOR IMPROVEMENT AND/OR CONVERSION

**81 ACRE LANE, BRIXTON, SW2 5TN**

**LOCATION**

The property is situated forming part of a popular secondary parade fronting Acre Lane between Brixton town centre and Clapham. The surrounding area is a mixed commercial and residential area with Acre Lane providing considerable local shopping with some multiple representation nearby including a large Lidl supermarket. Acre Lane is a busy cut-through and bus route and the property benefits from considerable passing vehicular traffic, particularly during the rush hour periods and there is a fair amount of pedestrian flow generated by other nearby trades and a densely populated residential catchment in the surrounding areas.

## **DESCRIPTION**

The property comprises a ground floor shop, rear addition and two floors above arranged as a convenience store/newsagent on the ground floor and split level residential accommodation above. The property is considered suitable for conversion and self-containment of the upper parts and it appears that this may have been the case in the past. The upper parts may lend themselves to conversion into more than one flat subject to any necessary consents.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>5.05m</b>	<b>16'6</b>
<b>Internal Width</b>	<b>4.93m</b>	<b>16'2 narrowing to 3.10m (10'2) after 4.96m (16'3)</b>
<b>Sales Area</b>	<b>34.37m<sup>2</sup></b>	<b>370 ft<sup>2</sup> (approx)</b>
<b>Rear Room 1</b>	<b>6.50m<sup>2</sup></b>	<b>70 ft<sup>2</sup> (approx)</b>
<b>Rear Room 2</b>	<b>4.64m<sup>2</sup></b>	<b>50 ft<sup>2</sup> (approx)</b>
<b>Rear Room 3</b>	<b>10.68m<sup>2</sup></b>	<b>115 ft<sup>2</sup> (approx)</b>

### **Upper Part:**

**Kitchen, Bathroom, Separate WC, Lounge, and 3 Bedrooms arranged over two levels**

**Small strip yard to the rear with no rear access**

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

## **TENURE**

The property is offered freehold with vacant possession on completion.

## **USE/PLANNING**

We understand the property currently has mixed use, falling within Class A1 (General Retail) on the of the current Town and Country (Use Classes) Order on the ground floor and with residential use on the upper floors. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **PRICE**

Offers in excess of **£265,000 (two hundred and sixty five thousand pounds)** are sought for our client's freehold interest in the above.

## **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.