

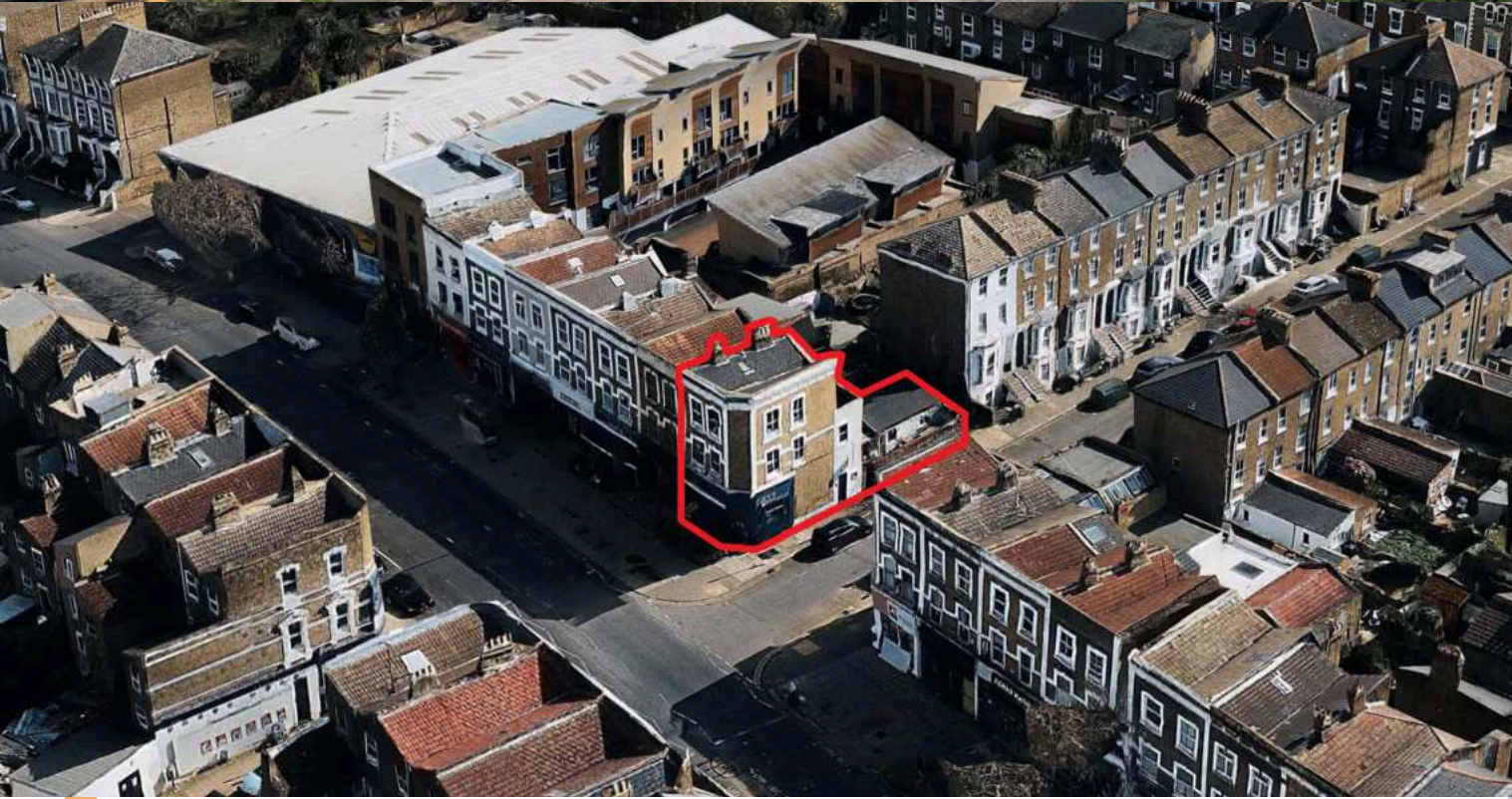
89 ACRE LANE BRIXTON

Lambeth, London SW2 5TN

Commercial Property with
Development Potential
& Vacant Possession

Guide Price:
£800,000





Executive Summary



PROPERTY TYPE

Unconsented Development Site



SIZE

1,770 sqft / 164 sqm



COMMERCIAL / RESIDENTIAL

Both



CLOSEST TRAIN STATION

Clapham North
(0.5miles)



89 ACRE LANE

About 89 Acre Lane

An end of Terrace commercial building that occupies a prominent corner-position on Acre Lane .

89 Acre Lane is well-positioned midway along Acre Lane, Brixton, within walking distance of Clapham North (800m) and Brixton Tube (800m) stations, respectively.

The property forms part of a busy parade featuring mostly independent retailers, cafes and bars.

The property provides an excellent redevelopment to convert the building into a mixed-use scheme retaining the commercial use (Class E) on Ground floor and basement and residential at the rear and upper storeys.



Clapham North



Clapham High Street

89 Acre Lane



89 ACRE
LANE



THE CLOSEST TRAIN STATION

Clapham North (0.5 miles)



LOCAL AMENITY (CLOSEST)

Brixton High Street (1.1 miles)

Location

Acre Lane is a vibrant location with a blend of young professionals and families, with a variety of bars, cafés, restaurants, independent shops, and supermarkets.

Transport links include frequent buses from immediately outside (including night bus services) on Acre Lane towards Battersea & Clapham Junction, Brixton, Elephant & Castle, Shoreditch and Putney.

Acre Lane is a vibrant location with a blend of young professionals and families, with a variety of bars, cafés, restaurants, independent shops, and supermarkets. Transport links include frequent buses from immediately outside (every 5 mins as well as night bus services) on Acre Lane towards Battersea & Clapham Junction, Brixton, Elephant & Castle, Shoreditch and Putney.

Planning

The premise is a 3-storey building of largely brick construction. The property benefits from commercial space in the basement and also has a single storey rear extension. The NIA of the current buildings is c.1,770 sqft. Access to the upper floors is found at the side of the property and yard at the rear. Access to the basement is located through the main building.

There is an opportunity to replace the current rear extension and construct a full-height rear extension, subject to obtaining the necessary consent.

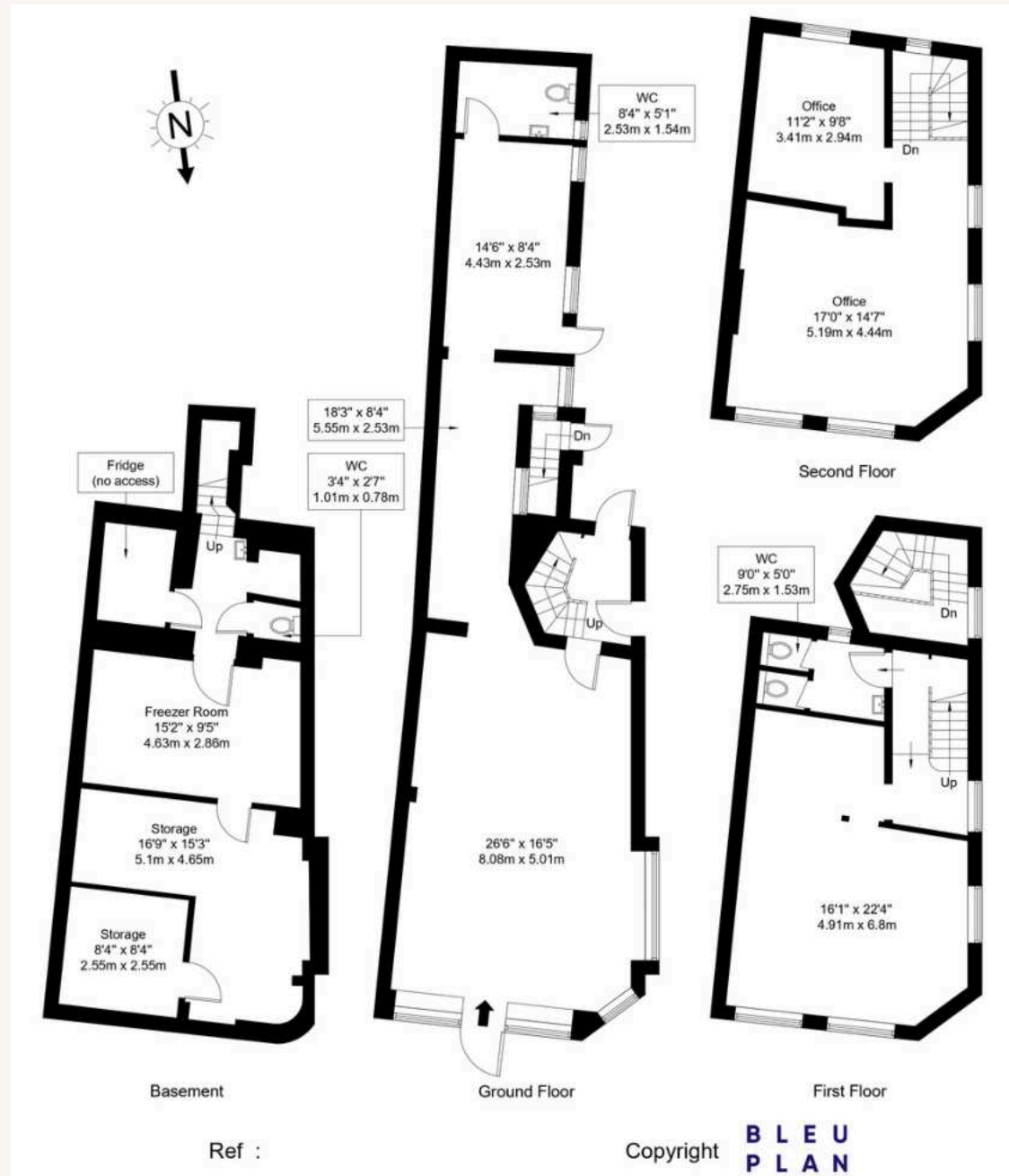
The property offers versatility with various opportunities to reconfigure and redevelop into commercial space, separate apartments, or a duplex single-dwelling.



Floorplan



89 ACRE
LANE



Further Information:

TENANCIES: The property is sold with vacant possession. The property has previously been let under a commercial lease, with an estimated rental value of £58,500 per annum.

VAT: TBC

PROPOSAL: Inviting offers in excess of £800,000

VIEWINGS: Available strictly by appointment only




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