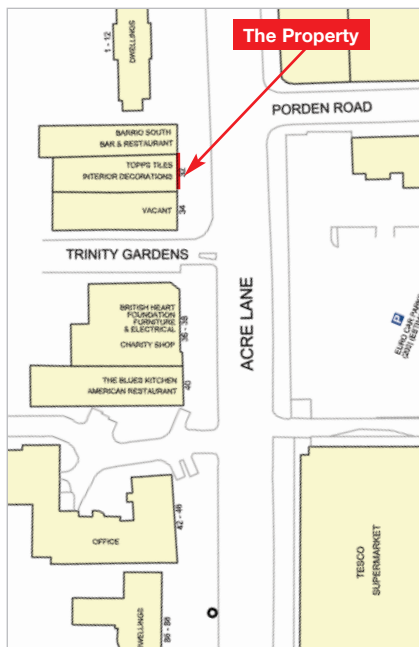


**London SW2**  
**32 Acre Lane**  
**Brixton**  
**SW2 5SG**

- **Virtual Freehold Shop Investment**
- Densely populated South West London suburb
- Let to Topps Tiles (UK) Limited on a lease expiring in 2026 (1)
- Close to Brixton Hill (A23) and Brixton Underground Station
- Opposite a Tesco Superstore and car park
- No VAT applicable
- Rent Review 2021
- Current Gross Rent Reserved  
**£60,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**

Leasehold. To be held for a term of 999 years from completion at a peppercorn ground rent.

**Location**

Brixton is a densely populated suburb of South West London, some 2 miles south of Central London and 4 miles north of Streatham. Acre Lane (A2217) links Brixton Hills (A23) with Clapham to the west. Numerous bus routes serve the area, together with Brixton Underground Station (Victoria Line). The property is situated on the north side of Acre Lane, close to its junction with Brixton Road (A23), approximately 500m from Brixton Underground Station, opposite the Tesco car park. Occupiers close by include Tesco, BHF, Lloyds Bank and Ladbrokes, amongst others.

**Description**

The property is arranged on ground floor only to provide a shop unit forming part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>9.45 m</b>	<b>(31' 0")</b>
<b>Net Frontage</b>	<b>5.25 m</b>	<b>(17' 3")</b>
<b>Shop Depth</b>	<b>21.85 m</b>	<b>(71' 8")</b>
<b>Built Depth</b>	<b>30.30 m</b>	<b>(99' 5")</b>
<b>Ground Floor</b>	<b>211.00 sq m</b>	<b>(2,271 sq ft)</b>

**Tenancy**

The property is at present let to TOPPS TILES (UK) LIMITED for a term of 10 years from 5th June 2016 at a current rent of £60,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) There is a tenant's option to determine the lease at the end of the fifth year of the term.

**Tenant Information**

Topps Tiles is the UK's leading tile specialist and the group has grown to incorporate 1,500 specialist experts and 374 stores nationwide, with more openings in the pipeline ([www.toppstiles.co.uk](http://www.toppstiles.co.uk)).

**VAT**

VAT is not applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

EPC Rating 82 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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