

# London SW2

## 102 Acre Lane

### Brixton

### SW2 5QN

- Freehold Estate Agents and Residential Ground Rent Investment
- Densely populated South West London suburb
- Shop let until 2027
- Close to Brixton Underground Station, Tesco and Aldi supermarkets
- No VAT applicable
- Rent Review 2021
- Total Current Rents Reserved **£16,900 pa**



**Tenure**  
Freehold.

**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 located on the north side of Acre Lane, in a corner position at its junction with Ballater Road some 650 metres from Brixton Underground Station (Victoria Line). Occupiers close by include Tesco and Lidl supermarkets, amongst other independent traders.

**Description**  
The property is arranged on basement, ground and two upper floors to provide a ground floor shop, with basement ancillary and a flat above which has been sold off.

**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**  
Shop EPC Rating 94 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
102	Individual (t/a Techno Estates)	Basement Ground Floor Total	20 years from 25.03.2007 Rent review every 4th year FR & I	£16,750 p.a.	Rent Review 2021
102A	Individual	First and Second Floors – Residential	999 years from 01.04.2012	£150 p.a.	Reversion 3011
(1) Not inspected by Allsop. Shop area taken from Valuation Office Agency website				<b>Total £16,900 p.a.</b>	