



# AVAILABLE - TO LET

**168 Acre Lane, London SW2 5UL**

Corner position Class E premises, 395 sq ft (36.6 sq m)

Rent - £25,000 pax

All enquiries to

**0203 576 3331**

[Assemblycre.co.uk](http://Assemblycre.co.uk)



**Assembly.**

Commercial Real Estate

# 168 Acre Lane, London SW2 5UL

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## Location

The property is located on the corner of Simkins Close and Acre Lane, which is the main arterial route from Brixton to Clapham. The area is predominately residential with shops located along Acre Lane.

Nearby occupiers include Magnet Kitchens, Young's Hope & Anchor public house, Access Self Storage, Blank Coffee and Stirling Ackroyd.

## Description

The unit is arranged over ground floor only and benefits from a return frontage.

**Rent** £25,000 per annum exclusive

**Business Rates** No business rates payable.

**Building Type** Class E

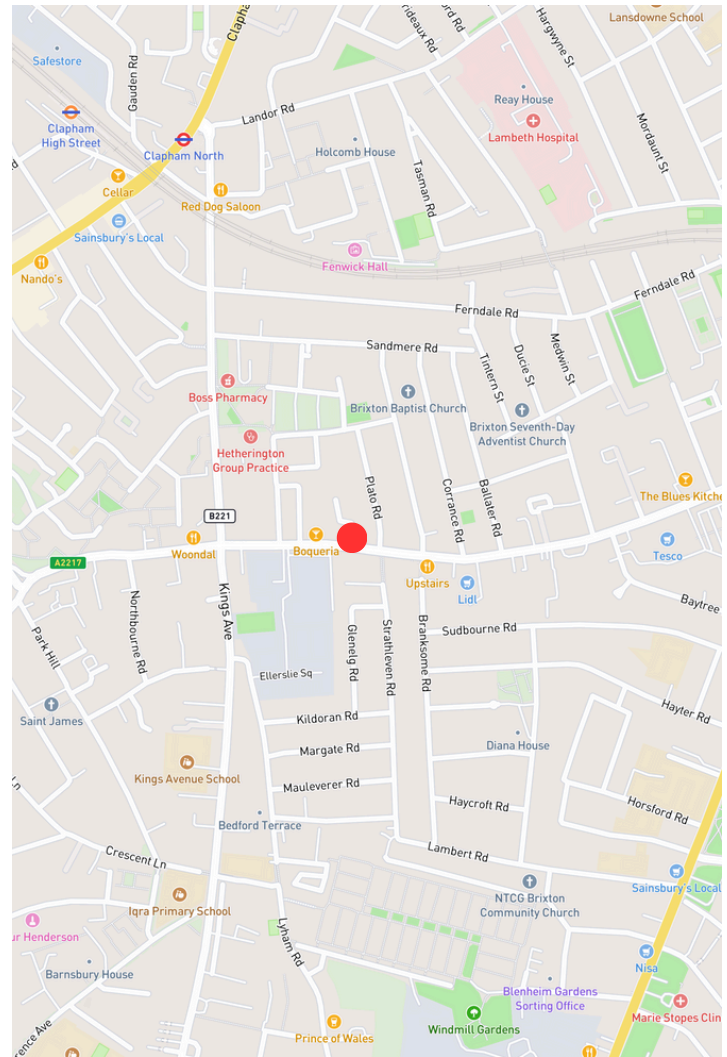
**VAT** The premises are elected for VAT

**EPC Rating** C-52

**Lease Details** A new lease for a term to be agreed.

## Size

Ground - 395 sq ft (36.6 sq m)



## Contact Owners Joint Sole Agents

**Assembly CRE**

020 3576 3331

[www.assemblycre.co.uk](http://www.assemblycre.co.uk)

**Jamie Mackenzie**

07533 348 479

[jamie@assemblycre.co.uk](mailto:jamie@assemblycre.co.uk)

**Paul Goodsir**

07808 401 818

[paulgoodsir@goodsircommercial.co.uk](mailto:paulgoodsir@goodsircommercial.co.uk)



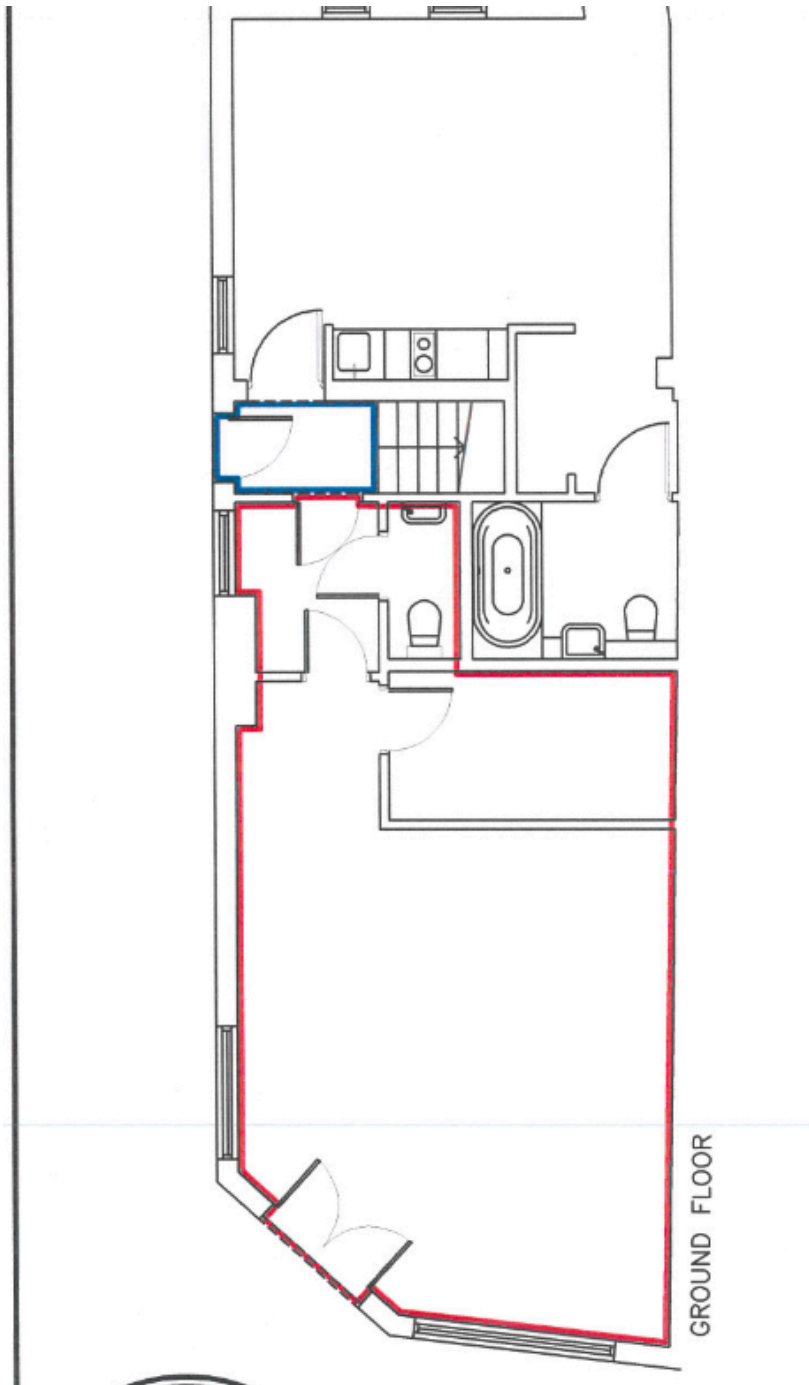
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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

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