

USP.

8 & 20 Atlantic Road,
Brixton, SW9 8HX

**Prime Brixton arch available
now**

1,847 SQ FT GIA

usp.london
020 3757 7777



Accomodation

Floor	Availability	Area (sq ft)	Rent (pa)
8&20	Available	1,847	£85,000.00
TOTAL		1,847	

Amenities

Ready for fit out

Sui Generis planning

Alcohol licence in place

Gas supply

Glazed frontage

3 phase power

Double frontage

Ventilation louvres for air control

Prime location

Bustling nightlife





Description

1,847 SQ FT DRINKING ESTABLISHMENT OPPORTUNITY

This unit is ideal for bar (drinking establishment) operators who want to take advantage of the bustling Brixton nightlife, with the opportunity for prospective tenants' immediate fitout.

The space also benefits from internal lining, ventilation louvres to allow for route for extraction / air handling, insulated concrete flooring, 3-phase electricity, water, waste, gas supply, internal security shutters and glazed frontages. Externally new uplighters have been installed along the façade of the arch, enhancing street visibility.

This prime bar opportunity comes complete with double frontage off both Atlantic Road and Brixton Station Road, allowing occupiers exceptional exposure to passing footfall.

The unit itself is ideally located between Brixton Underground and Brixton Village, with the high levels of footfall in between both passing the unit daily. It is also perfectly positioned to benefit from mid-week and weekend trade.

8 & 20 Atlantic Road, Brixton, SW9
8HX

Further Information

A new lease is available direct from the landlord.

Rent
£85,000pa

Service Charge
2023: £1,168

Rates

Please rely on your own investigations.

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