

# BRIXTON ARCHES

11 BRIXTON STATION ROAD  
23 & 26 ATLANTIC ROAD

**LONDON SW9 8HX**

## TO LET

**3 RETAIL, F&B  
AND BAR UNITS  
TOTTALLING  
4,300 SQ FT**

**BRIXTONARCHES.COM**



# SPACE TO THRIVE



## BRIXTON ARCHES

**This prime opportunity consists of 3 arches and frontages which can be amalgamated into one large unit or to a size suiting a tenants occupier requirements (subject to terms and landlord works).**

Planning permission has recently been granted for flexible retail (Class E(a)) food and drink (Class E(b)) and drinking establishment (Sui Generis).

The space benefits from internal lining, extraction and air handling routes, insulated concrete flooring, 3-phase electricity, water, waste, and gas supply (if taking the whole).



**23 Atlantic Road**

**LOCATION** /// [scan.fits.tunnel](http://scan.fits.tunnel)



**4,300 sq ft**  
in total



**Flexible**  
planning use

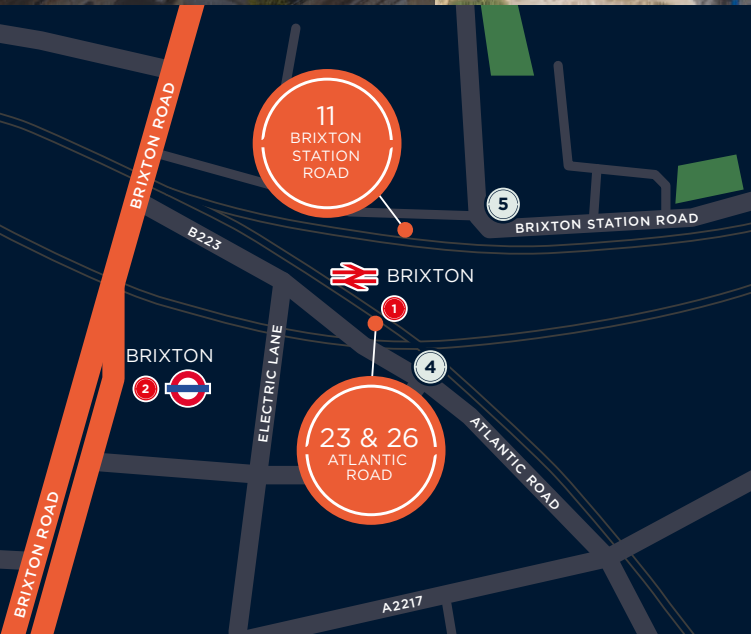


# LOCATION

**THIS EXCITING RETAIL, F&B AND BAR OPPORTUNITY IS LOCATED IN THE HEART OF BRIXTON OFF THE BUSTLING BRIXTON ROAD, WITH GUARANTEED LARGE FOOTFALL GENERATED BY THE NEIGHBOURING SHOPS AND BRIXTON UNDERGROUND STATION.**

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

- 1 Brixton Rail Station
- 2 Brixton Station
- 3 Brixton Market
- 4 Brixton Village
- 5 Pop Brixton
- 6 Boots
- 7 H&M
- 8 JD Sports
- 9 Other Side Fried
- 10 Pret a Manger
- 11 Sainsbury's
- 12 Seafood & Cocktail Bar
- 13 Sendero Coffee
- 14 S&S Textiles



Brixton underground station is a 2 minute walk from Atlantic Road and Brixton Station Road, achieving 21,315,288 entries and exits each year\*, while Brixton overground achieves 1.34 million each year. The Victoria line connects Brixton directly with Victoria, Oxford Circus, King's Cross.

\*Transport for London 2022





**21,315,288**  
station entries  
& exits  
per year\*

\*Transport for London 2022

# TRAVEL TIMES

  **1 min**  
(7 ft) **Brixton Rail Station**

  **6 mins**  
(0.9 miles) **Herne Hill Rail Station**

  **7 mins**  
(3.0 miles) **Victoria Rail & Underground Station**

  **2 mins**  
(151 ft) **Brixton Underground Station**

  **5 mins**  
(1.8 miles) **Vauxhall Rail & Underground Station**

  **10 mins**  
(3.0 miles) **Victoria Rail & Underground Station**



# ACCOMMODATION

UNIT	SQ FT	RENT PA
11	1,460	£59,000
23	1,480	£67,000
26	1,360	£35,000
<b>TOTAL</b>	<b>4,300</b>	<b>£160,00</b>

\*The gross internal areas above are based on current configuration. Current plans and proposed plans are available on request.

- A large retail, f&b and bar opportunity comprising 3 arches.
- Available individually or as one unit.
- Great location 2 minutes' walk from Brixton Station, benefitting from high footfall daily.
- Internal security shutters provide high levels of security overnight.







11 Brixton Station Road



# SPECIFICATION



**Flexible**  
planning use



**Glazed**  
frontage



**3 phase**  
power



**Gas**  
supply



**Extraction**  
and air  
handling  
routes



**Configuration**  
options  
available

## COSTS PER ANNUM

Unit	Rent	Insurance	Service Charge
11	£59,000	£522	£641
23	£67,000	£320	£326
26	£35,000	£365	£TBC

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

## EPC

C rating.

## TERMS

Available on a new lease for a term to be agreed with the landlord.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

### ENQUIRIES

+44 (0)800 830 840

[leasing@thearchco.com](mailto:leasing@thearchco.com)

**The Code for Leasing Business Premises in England & Wales (2020).** We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued December 2023.



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