

FOR SALE
TENANTED
MIX USE



whozoo.

BRIXTON

164 Rear of Acre Lane, Brixton, London SW2 5UP

Price £500,000



Property Type

COMMERCIAL PROPERTY



Size

815 FT²



Tenure

FREEHOLD



Borough

LAMBETH



Planning Granted

NO



Existing Use

CLASS B2

Tenanted



YES

Local Train Stations



Clapham North (0.4 miles)
Clapham High (0.5 miles)
Brixton (0.52 miles)

Local Amenities



High street (50m)
Restaurants (100m)
Supermarket (300m)

VAT Applicable



NO

Rateable Value

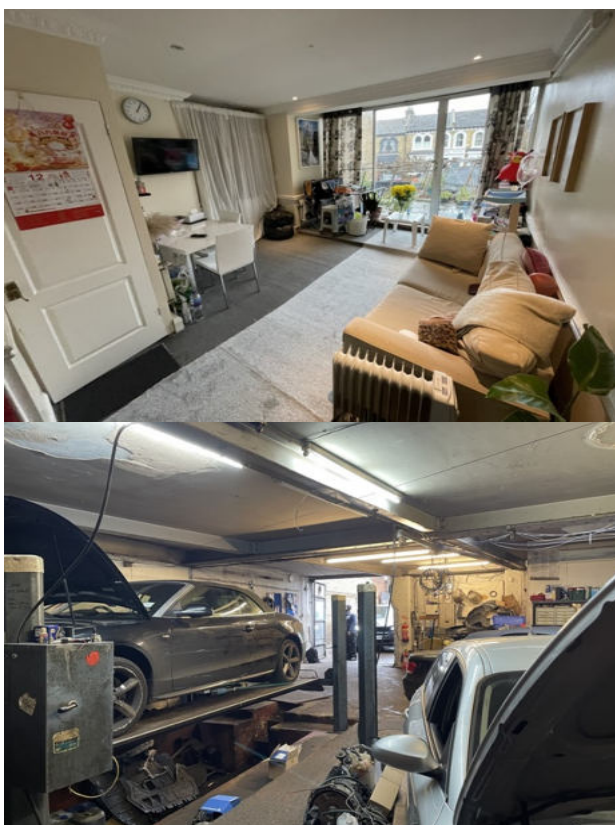
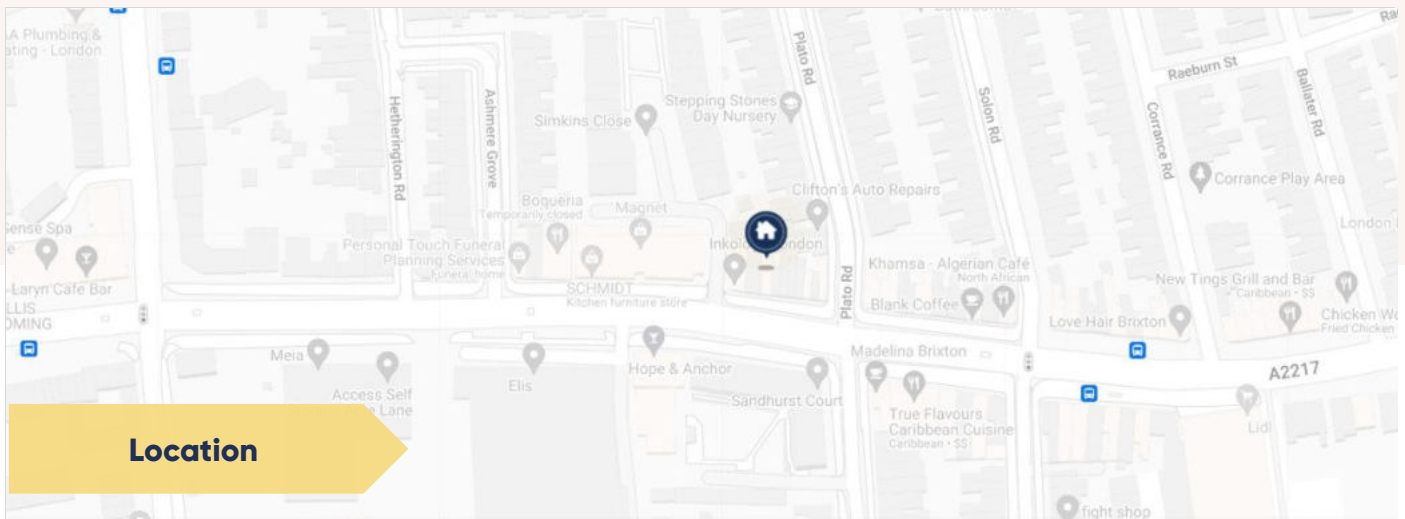


£9,400

EPC



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Additional Information

Rare mixed use investment opportunity in Brixton.

The property is situated to the right-hand side of another garage at 164 Acre Lane. The property comprises a ground floor MOT Garage with a 2 bedroom flat with a large terrace.

The MOT Garage has been operated by the same tenant for over 30 years and they are currently paying £18,000 per annum. Outside, on the right-hand side of the MOT garage, is a staircase leading to the first floor 2 bedroom flat which is in good condition, receiving £15,600 per annum.

There's a total income of £33,600 per annum with potential to increase the rents.

The property has clear development potential, and we encourage any prospective purchasers to conduct their own due diligence.

Offers in the region of £500,000 are encouraged and viewings are available upon request.



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