

**Lot 1, 164 Acre Lane, Brixton, London,  
SW2 5UL**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Freehold Retail and Residential Ground Rent Investment

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

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## Property Information

### Freehold Retail and Residential Ground Rent Investment

- Popular South London location
- Retail unit let on a new 10 year lease until May 2035 (subject to option)
- Includes two flats on the upper floors, let on long leases
- Prominent position on busy arterial route connecting Clapham and Brixton
- VAT-Free Investment

#### Lot

1

#### Auction

12th February 2026

#### Rent

£30,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

5 miles south of Central London, 3 miles south-east of Battersea

#### Roads

A3, A202, A205

#### Rail

Clapham High Street, Clapham North Underground Station, Brixton Station

#### Air

London City Airport, London Heathrow Airport

### Situation

The property is prominently situated on the north side of Acre Lane, a busy arterial route linking Clapham and Brixton. Nearby occupiers include Lidle, Magnet and a mix of restaurants, takeaways and DIY stores/builders merchants.

### Tenure

Freehold.

### EPC

Retail - Band C

### Description

The property comprises a retail unit on the ground and basement floors, with two separately accessed flats on the upper floors which are both let on long leases.

### VAT

VAT is not applicable to this lot.

### Note

As to the residential flats, the tenants have been served notice pursuant to Section 5B of the Landlord and Tenant Act 1987. The tenants has not responded to the notice within the timeframe (or not at all). Therefore, the tenants are not able to exercise their rights of pre-emption on this sale.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail Ancillary	55.48 49.79	(597) (534)	GO 4 GRANITE (LONDON) LTD	10 years from 30/05/2025 until 29/05/2035 (1)	£30,000	30/05/2030
First	Residential	-	-	INDIVIDUAL	172 years from 14/12/2009	-	-
Second	Residential	-	-	INDIVIDUALS	189 years from 29/09/1983	-	-
Total Approximate Commercial Floor Area		105.18	(1,131)			£30,000	

(1) The lease provides for a Tenant option to determine on 30/05/2030.

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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## Contacts

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