

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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



## 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

<b>Miles</b>	5 miles south of Central London, 3 miles south-east of Battersea
<b>Roads</b>	A3, A202, A205
<b>Rail</b>	Clapham High Street, Clapham North Underground Station, Brixton Station
<b>Air</b>	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.

### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

### 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	-	-
<b>Total Approximate Commercial Floor Area</b>		<b>105.18</b>	<b>(1,131)</b>			<b>£30,000</b>	

(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)).

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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**Alexander Auterac**  
+44 (0)20 7034 4859  
+44 (0)7713 135 034  
[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

**Anjali Sawali**  
+44 (0)20 7034 4854  
+44 (0)7854 316 621  
[anjali.sawali@acuitus.co.uk](mailto:anjali.sawali@acuitus.co.uk)

### Seller's Solicitors

**Teacher Stern LLP**  
37-41 Bedford Row  
London  
WC1R 4JH

**Eytan Weisz**  
0) 20 7611 2327  
[e.weisz@teacherstern.com](mailto:e.weisz@teacherstern.com)

**Gideon Aminoff**  
+44 (0) 20 7611 2398  
[g.aminoff@teacherstern.com](mailto:g.aminoff@teacherstern.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
2024