

**Lot 26, 2D Arodene Road, Brixton, London,  
SW2 2BH**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



**Well Located South London Commercial Space**

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

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## Property Information

### Well Located South London Commercial Space

- Newly constructed ground commercial unit of approx. 123.70 sq m (1,331 sq ft)
- Let on a new 10 year lease until July 2035 with a personal guarantee (subject to option)
- Forming part of an attractive residential development
- Currently used as a community centre
- Busy and popular South London location
- VAT-Free investment

#### Lot

26

#### Auction

12th February 2026

#### Rent

£40,000 per Annum Exclusive

#### Status

Available

#### Sector

Ground Floor Commercial Unit

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

4 miles south of Central London, 3 miles south of Victoria

#### Roads

A3, A205, A202

#### Rail

Brixton Underground Station, London Victoria Station, London Bridge Station

#### Air

London City Airport, London Heathrow Airport

### Situation

Brixton is a vibrant and densely populated suburb of South London, some 3 miles south of Victoria and 4 miles south-west of Central London. The property is situated Arodene Road in a prominently residential neighbourhood and benefits from excellent public transport links.

### Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a peppercorn rent.

### EPC

Band A.

### Description

The property comprises a newly constructed commercial space on the ground floor with ancillary accommodation, a kitchen and WC's, forming part of a larger residential development.

### VAT

VAT is not applicable to this lot.

#### 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.



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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Commercial Space	123.70	(1,331)	SAINT HOLDINGS LIMITED with a personal guarantee	10 years from 11/07/2025 until 10/07/2035 (1)	£40,000
Total		123.70	(1,331)			£40,000

(1) The lease provides a tenant option to determine on 11/07/2030 subject to 6 month's written notice.  
N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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## Contacts

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