

BRIXTON ARCHES

8 & 20 ATLANTIC ROAD
LONDON SW9 8HX



TO LET

**1,847 SQ FT
DRINKING
ESTABLISHMENT
OPPORTUNITY**

BRIXTONARCHES.COM



Alcohol Licence

3am Friday

3am Saturday

**2.30am Weeknights
& Sunday**

BRX04906

SPACE TO THRIVE



BRIXTON ARCHES

This prime bar opportunity comes complete with double frontage off both Atlantic Road and Brixton Station Road, allowing occupiers exceptional exposure to passing footfall.

This unit is ideal for bar (drinking establishment) operators who want to take advantage of the bustling Brixton nightlife, with the opportunity for prospective tenants' immediate fitout.

The space also benefits from internal lining, ventilation louvres to allow for route for extraction / air handling, insulated concrete flooring, 3-phase electricity, water, waste, gas supply, internal security shutters and glazed frontages. Externally new uplighters have been installed along the façade of the arch, enhancing street visibility.

The landlord may consider a café or restaurant use if the concept fits with their vision of the arches.



LOCATION /// shakes.live.puns



Sui Generis
planning use
in place



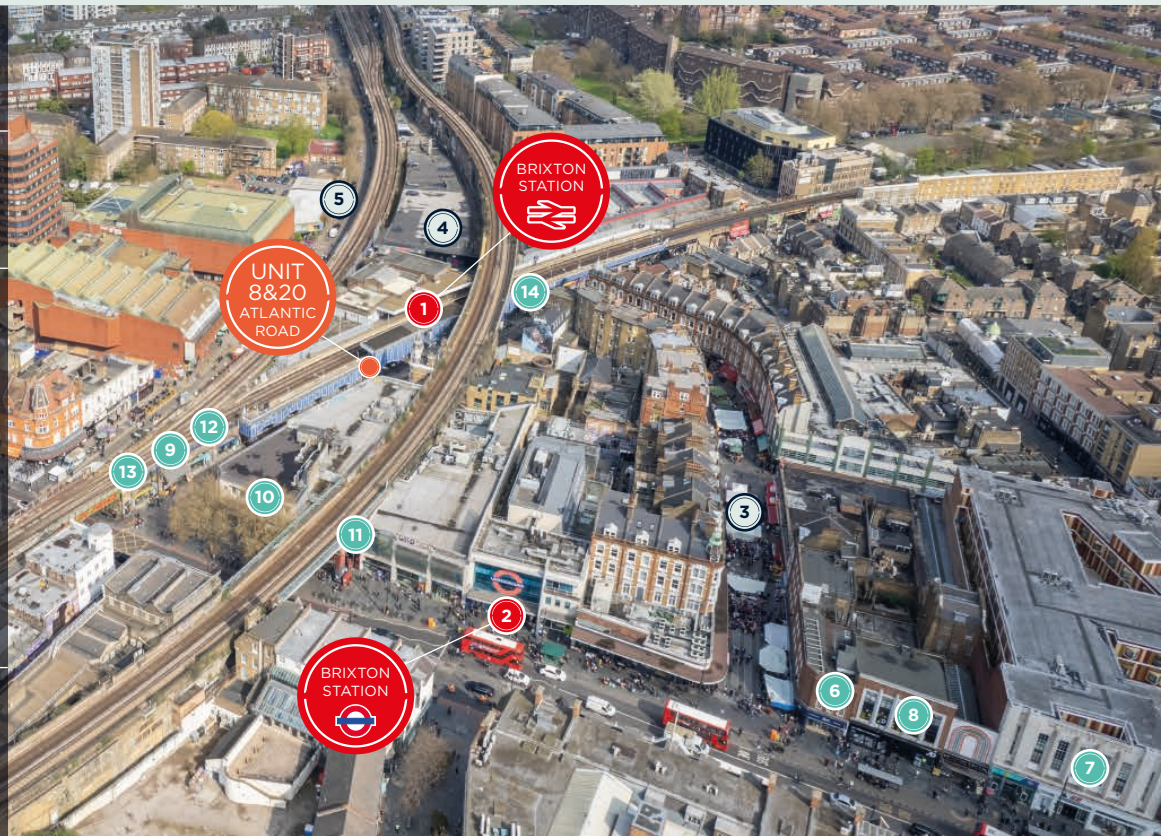
Alcohol Licence
Until 02.30am Weeknights &
Sunday / Until 3am Friday & Saturday

LOCATION

THIS EXCITING BAR (DRINKING ESTABLISHMENT) 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 in between both passing the unit daily. It is also perfectly 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
8 & 20	1,847	£85,000

- Dual access unit with 2 glazed frontages, allowing for maximum visibility into the space and suitable positioning for branding.
- Great location just 2 minutes' walk from Brixton Underground Station.
- High footfall past each unit daily.
- Internal security shutters providing high levels of security overnight.
- Alcohol premises licence included.





SPECIFICATION



Ready for fit out



Sui Generis planning



Glazed frontage



3 phase power



Alcohol Licence ready to be transferred



Gas supply



Ventilation louvres for air control

RENT

Rent	£85,000
Service Charge	£1,168
Insurance	£389
Business Rates	£50,000

Indicative total monthly costs: **£11,380**.

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

For further information or to arrange a viewing please contact the agents.

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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.

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