

# BRIXTON ARCHES

LONDON SW9 8HX

UNIT 620 ATLANTIC ROAD

UNIT 8 & 20 ATLANTIC ROAD

UNIT 22 ATLANTIC ROAD



## TO LET

**RESTAURANT  
AND BAR UNITS  
899-1,847 SQ FT**

**BRIXTONARCHES.COM**



# SPACE TO THRIVE @

## BRIXTON ARCHES

**Located in the heart of Brixton, these Restaurant and Bar units offer a unique opportunity to join an exciting community in South London, directly next to popular Brixton Village.**

These 3 available properties have been newly refurbished and are each presented in shell condition, ready for occupiers' immediate fit out.

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



**UNIT 620**  
**ATLANTIC**  
**ROAD**  
**899** SQ FT

/// cakes.narrow.react



**UNIT 8 & 20**  
**ATLANTIC**  
**ROAD**  
**1,847** SQ FT

/// mime.tools.steer



**UNIT 22**  
**ATLANTIC**  
**ROAD**  
**924** SQ FT

/// dish.expose.bells





# LOCATION

**BRIXTON ARCHES ARE A COMMUNITY OF SHOPS, CAFÉS, RESTAURANTS AND BARS LOCATED IN THE SPACES BENEATH BRIXTON OVERGROUND STATION.**

Located in the heart of Brixton, these Restaurant and Bar units offer a unique opportunity to join an exciting community in South London, directly next to popular Brixton Village.

- 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
- 15 Unit 8 & 20
- 16 Unit 22
- 17 Unit 620



Brixton underground station is a 2 minute walk from Atlantic Road and Brixton Station Road, achieving 32.84 million 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.





# 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

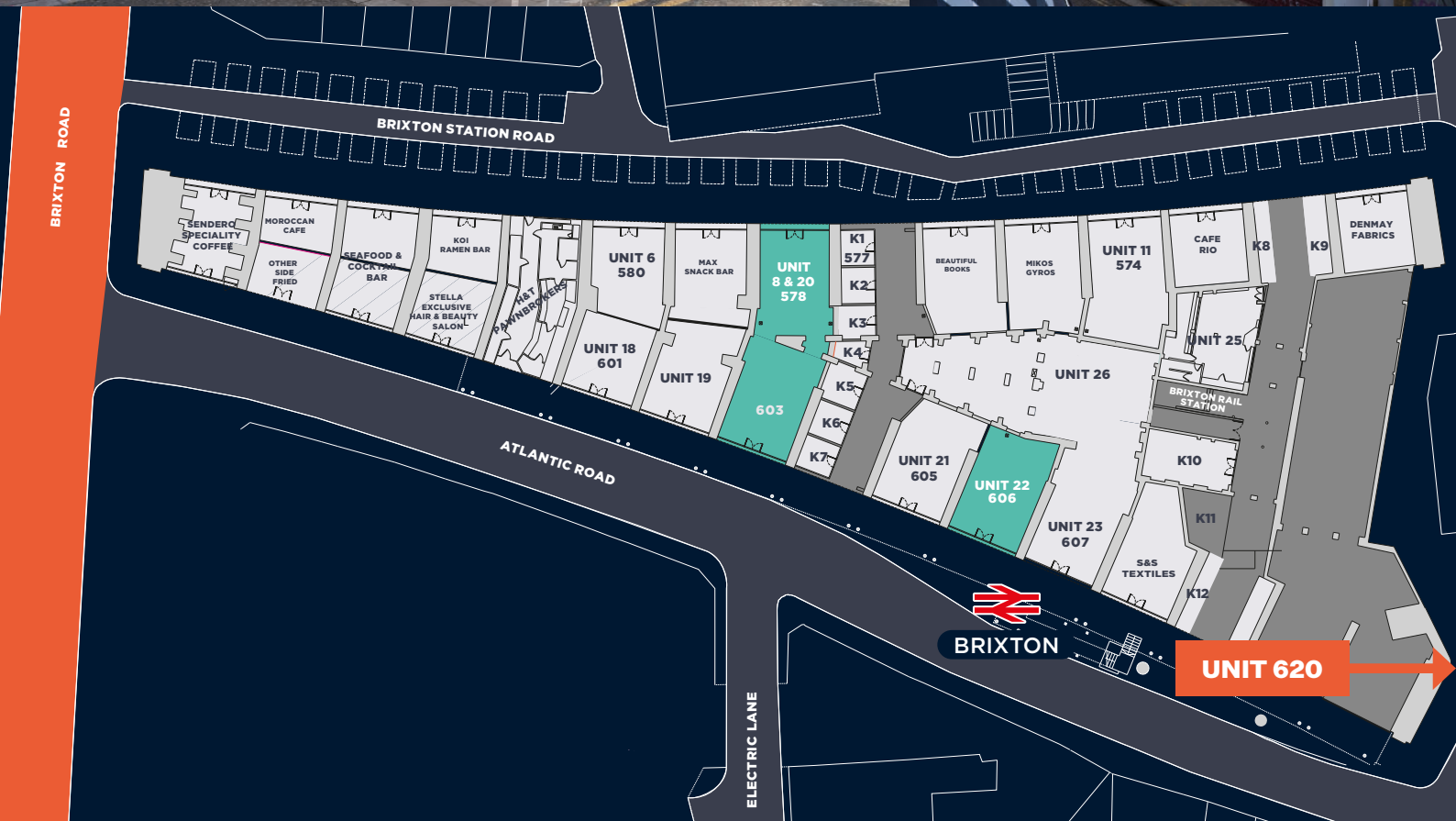




# ACCOMMODATION

UNIT	SQ FT	SQ M	RENT PA
620	899	899	£50,000
22	924	85.8	£50,000
8 & 20	1,847	171.5	£120,000

- 2 minutes' walk from Brixton Underground Station.
- High footfall past each unit daily.
- Fully glazed frontage suitable for window displays or branding.
- Internal security shutters.
- Unit 8 & 20 benefits from an alcohol premises licence.







# SPECIFICATION



**Refurbished**  
unit



**Glazed**  
frontage



**3 phase**  
electricity



**Security**  
shutter



**Extraction**  
route (units  
22 & 620)



**Gas**  
(unit 8/20)



**Ventilation**  
louvres for  
air control  
(units 8/20)

## COSTS PER ANNUM

	Unit 620	Unit 22	Unit 8 & 20
<b>Rent</b>	£50,000	£50,000	£120,000
<b>Service Charge</b>	n/a	£109.85	£1,168.62
<b>Insurance</b>	£196.77	£168.52	£389.42
<b>Business Rates</b>	£16,000	£22,000	£50,000

Indicative total monthly costs:

Unit 620     **£5,516**  
Unit 22       **£6,023**  
Unit 8 & 20   **£14,297**

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

## EPC

Unit 620 - **B**  
Unit 22 - **C**  
Unit 8 & 20 - **C**

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## VIEWING & FURTHER INFORMATION

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

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