

BRIXTON ARCHES

LONDON SW9 8HX

UNIT 620 ATLANTIC ROAD
UNIT 8 & 20 ATLANTIC ROAD
UNIT 22 ATLANTIC ROAD



TO LET

**RESTAURANT
AND BAR UNITS
900-1,850 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
900 SQ FT

/// cakes.narrow.react



UNIT 8 & 20
ATLANTIC
ROAD
1,850 SQ FT

/// mime.tools.steer



UNIT 22
ATLANTIC
ROAD
920 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	900	899	£50,000
22	922	85.8	£60,000
8 & 20	1,850	171.5	£85,000

- 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
Rent	£50,000	£60,000	£85,000
Service Charge	£0	£110	£1,167
Insurance	£197	£169	£389
Business Rates	£16,000	£22,000	£50,000

Indicative total monthly costs:

Unit 620 **£5,516**
Unit 22 **£6,856**
Unit 8 & 20 **£11,380**

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

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com



[THEARCHCO.COM](https://www.thearchco.com)

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.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued October 2023.