

89 ACRE LANE BRIXTON

Lambeth, London SW2 5TN

Commercial Property with
Development Potential
& Vacant Possession

Guide Price:
£750,000





Executive Summary



PROPERTY TYPE

Unconsented Development Site



SIZE

2,166 sqft / 201.2 sqm



COMMERCIAL / RESIDENTIAL

Commercial



CLOSEST TRAIN STATION

Clapham North
(0.5miles)



89 ACRE
LANE



89 ACRE LANE

About 89 Acre Lane

An end of Terrace commercial building that occupies a prominent corner position on Acre Lane . 89 Acre Lane is well-positioned midway along Acre Lane, Brixton, within walking distance of Clapham North (800m) and Brixton Tube (800m) stations, respectively.

The premise is a 3-storey building of largely brick construction The property benefits from commercial space in the basement and also has a single storey rear extension. The NIA of the current buildings is c,2,166 sqft Access to the upper floors is found at the side of the property and yard at the rear. Access to the basement is located through the main building. The property is all commercial use falling under use Class E.

It forms part of a busy parade featuring mostly independent retailers, cafes and bars.

The property has clear redevelopment potential to convert the building into a mixed-use scheme subject to gaining the necessary consents.

The vendors are seeking unconditional offers in excess of £750,000 or £50,000 To Let.



Clapham North

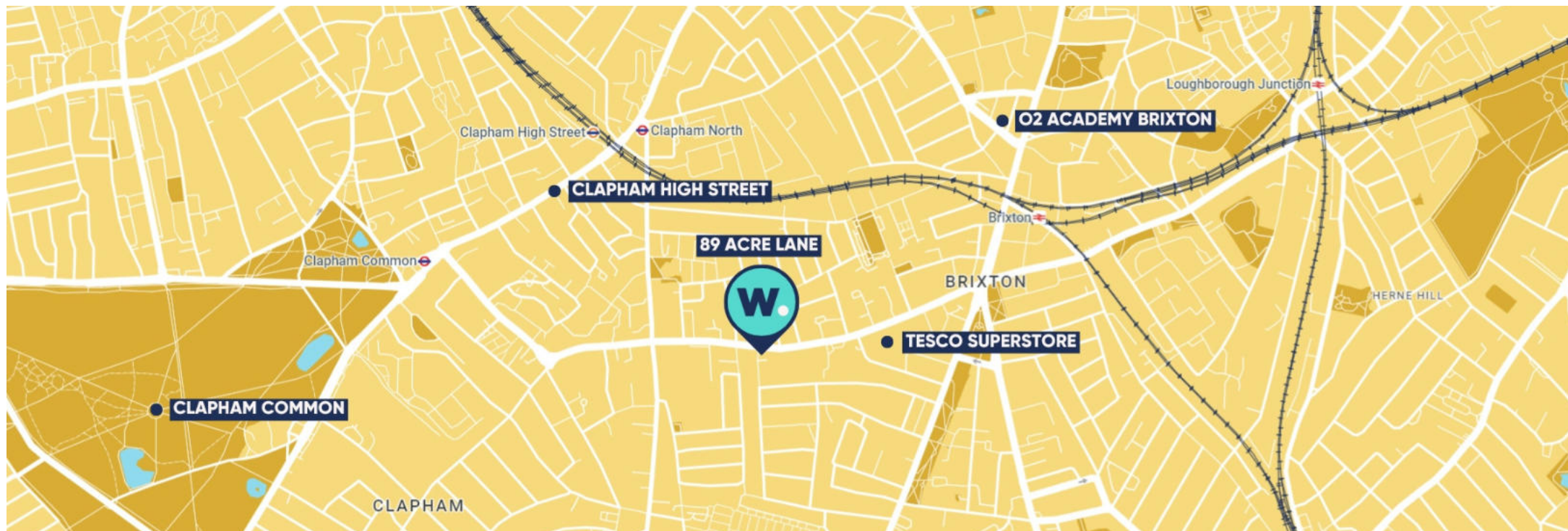


Clapham High Street

89 Acre Lane



89 ACRE
LANE



THE CLOSEST TRAIN STATION

Clapham North (0.5 miles)



LOCAL AMENITY (CLOSEST)

Brixton High Street (1.1 miles)

Location

Acre Lane is a vibrant location with a blend of young professionals and families, with a variety of bars, cafés, restaurants, independent shops, and supermarkets.

Transport links include frequent buses from immediately outside (including night bus services) on Acre Lane towards Battersea & Clapham Junction, Brixton, Elephant & Castle, Shoreditch and Putney.

Acre Lane is a vibrant location with a blend of young professionals and families, with a variety of bars, cafés, restaurants, independent shops, and supermarkets. Transport links include frequent buses from immediately outside (every 5 mins as well as night bus services) on Acre Lane towards Battersea & Clapham Junction, Brixton, Elephant & Castle, Shoreditch and Putney.

Planning

Historically, 89 Acre Lane would have been commercial at ground floor with two floors of accommodation above. At some point (unspecified) the building was converted into a three storey restaurant with a kitchen on the second floor. Records indicate that the new shopfront was installed in 1965.

The use is currently E class allowing for a range of uses:

- Restaurants
- Offices
- Nurseries
- Cafes
- Gyms

The site has clear redevelopment potential with a planning history:

Planning Permission Refused - August 2024

Planning Reference: 24/01624/FUL

Change of use and refurbishment of the existing building, involving the demolition of the existing rear return for the erection of a 3 storey rear extension to provide a ground floor (Class E) commercial unit, and 2 self contained residential units on the upper floors (Class C).

Planning Permission Granted - July 2025

Planning Reference: 25/00753/FUL

[Refurbishment of 89 Acre Lane, involving the demolition of the existing single storey rear outbuildings and closet return and their replacement with a new single storey extension with green roof, new closet return with green roof and fenestration changes.

Comparable Scheme

91 Acre Lane. London SW2 (Neighbouring Property)

Planning Permission Granted - November 2004

Planning Reference: 04/00744/FUL

Change of use of 1st and 2nd floor level storage to provide a self-contained residential unit, along with the demolition of part ½ storey rear extension and the construction of a 3 storey rear addition to provide 2 x 1 bed self-contained residential units with access onto Branksome Road. Including associated alterations.

The site is not in a designated flood risk zone, conservation, or heritage area.



Floorplan



89 ACRE
LANE

Acre Lane, SW2 5TN
Approx Gross Internal Area = 201.2 sq m / 2166 sq ft



GIA (FLOOR)	M2*	SQFT*
BF	44	473
GF	74	796
1F	44	473
2F	40	430
TOTAL	202*	2,172*

*these are rough round ups of floor measurements. See floorplans (left) for accurate measurements.

Ref :

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Further Information:

TENANCIES: The property is sold with vacant possession. The property has previously been let under a commercial lease, with an estimated rental value of £58,500 per annum.

VAT: TBC

PROPOSAL: Inviting unconditional offers in excess of £750,000 or To Let at £50,000 Per Annum

VIEWINGS: Available strictly by appointment only



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