

USP.

2 Acre Lane, London, SW2
5SG

**Freehold Retail Investment
For Sale**

2,192 SQ FT

Available Now

usp.london
020 3757 7777

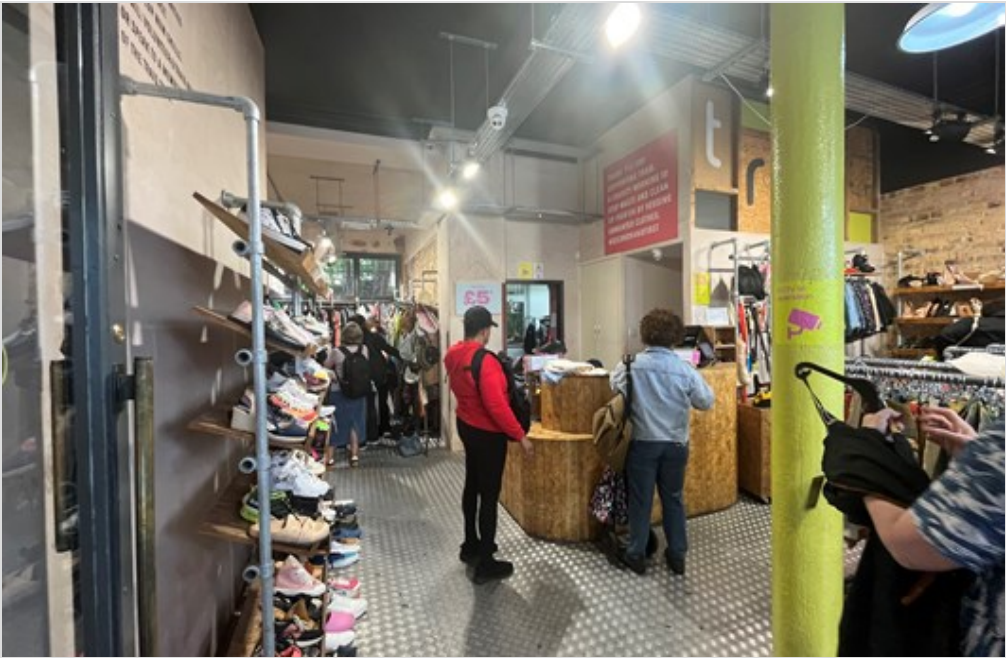


Accommodation

Floor	Availability	Area (sq ft)
Ground Floor	Available	1,111
Basement	Available	1,081

Amenities

Freehold commercial investment for sale	Ground floor commercial unit let to Traid, producing £60,000 per annum
Commercial property next door sold on long lease	4 residential flats above sold on long leases
Total income: £60,000pa	Attractive gross yield of 7%





Description

Prime Brixton investment available now

An opportunity to acquire a well-located South London retail freehold investment, prominently positioned on Acre Lane, one of Brixton's most established and vibrant commercial thoroughfares. The commercial unit is let to Traid, on a 15 year lease from 2023, the award-winning charity retailer and leading advocate of sustainable fashion, providing a secure income stream of £60,000 per annum.

The freehold title includes next door (4 Acre Lane) and the 4 residential flats above, which are all sold off on a 999 year lease.

Situated between Brixton and Clapham, Acre Lane benefits from strong footfall, excellent public transport connectivity and a diverse mix of independent retailers, cafés, restaurants and national operators. The area continues to experience significant investment and residential growth, underpinning its long-term occupational appeal.

2 Acre Lane, London, SW2 5SG

Further Information

Land Registry Title & Register, copies of the commercial lease, EPC and floorplan available upon request

Price

£850,000 reflecting 7% gross yield

Service Charge

n/a

Rates

RV: £54,000

Alex Jackson-Clifford

USP London

07562 649126

alexj@usp.london

Vincent Cheung

USP London

07736 880310

vince@usp.london

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 29/09/2026

