

The image shows the exterior of 'The Blues Kitchen' in Brixton. The building is a two-story structure with a brick upper floor and a ground floor with large glass windows. A large sign on the brick wall reads 'THE BLUES KITCHEN'. To the left, there is a stone pillar with a 'BLUES BAR' sign and a mural of a beer glass. To the right, there is a grey building with a white door and a yellow car parked nearby. Two people are standing in front of the entrance.

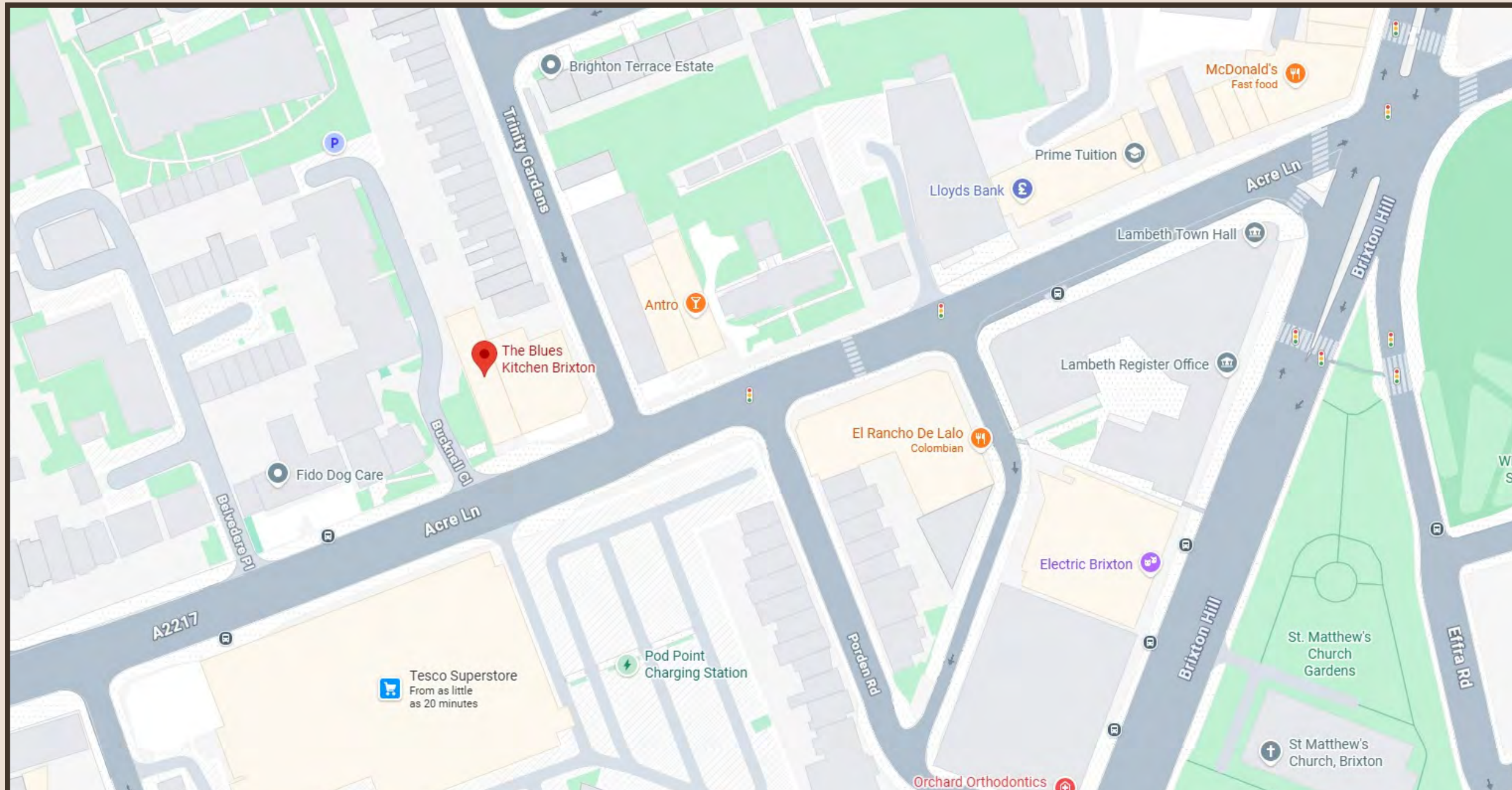
Blues Kitchen

Acre Lane, Brixton, SW2

7,825 sqft hospitality venue

3am licence

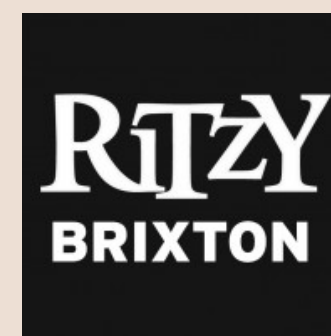
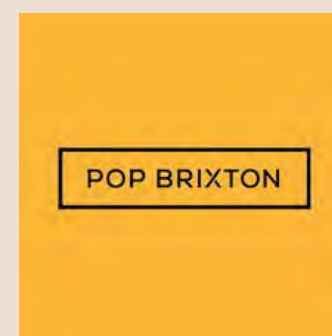
LOCATION

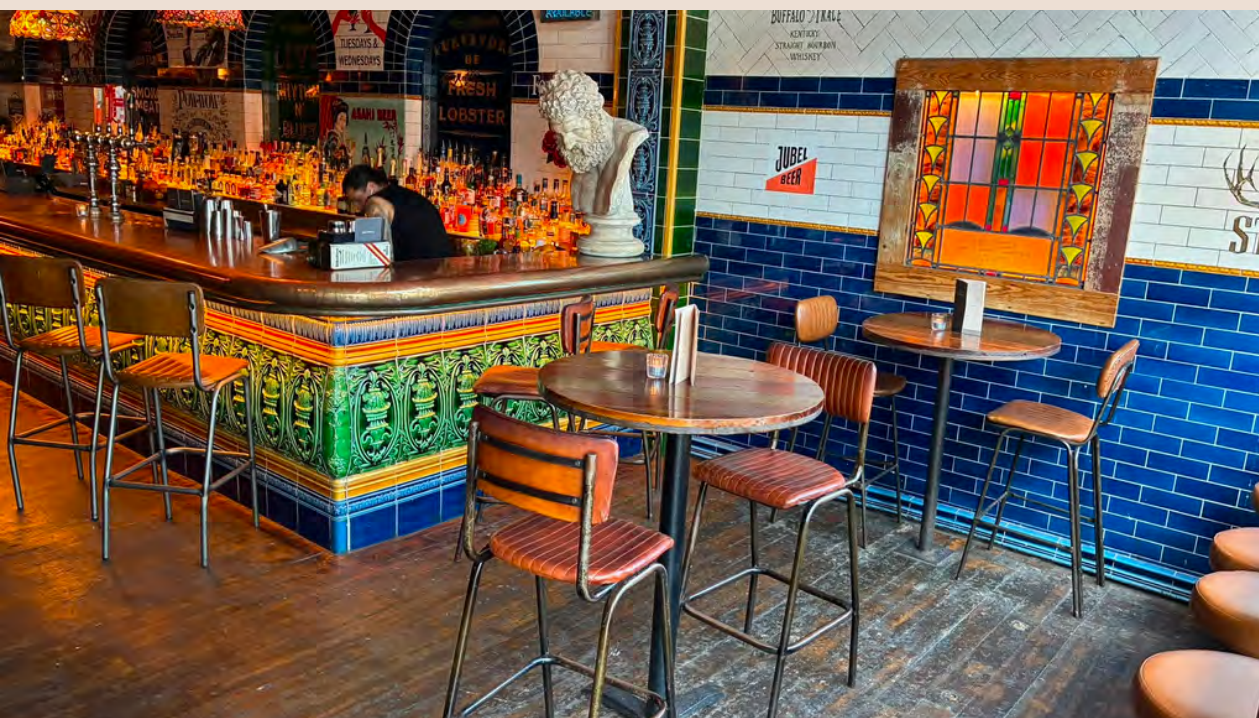


Acre Lane forms part of Brixton's vibrant and bustling hospitality circuit. The area benefits from a strong residential catchment and strong footfall seven days a week.

Benefiting from excellent transport links, the premises are moments from Brixton Station (Underground and National Rail).

Notable operators nearby include Electric Brixton, Brixton Academy, Kricket, The Laundry and Brixton Market amongst numerous others. [Google Streetview](#)





OPPORTUNITY

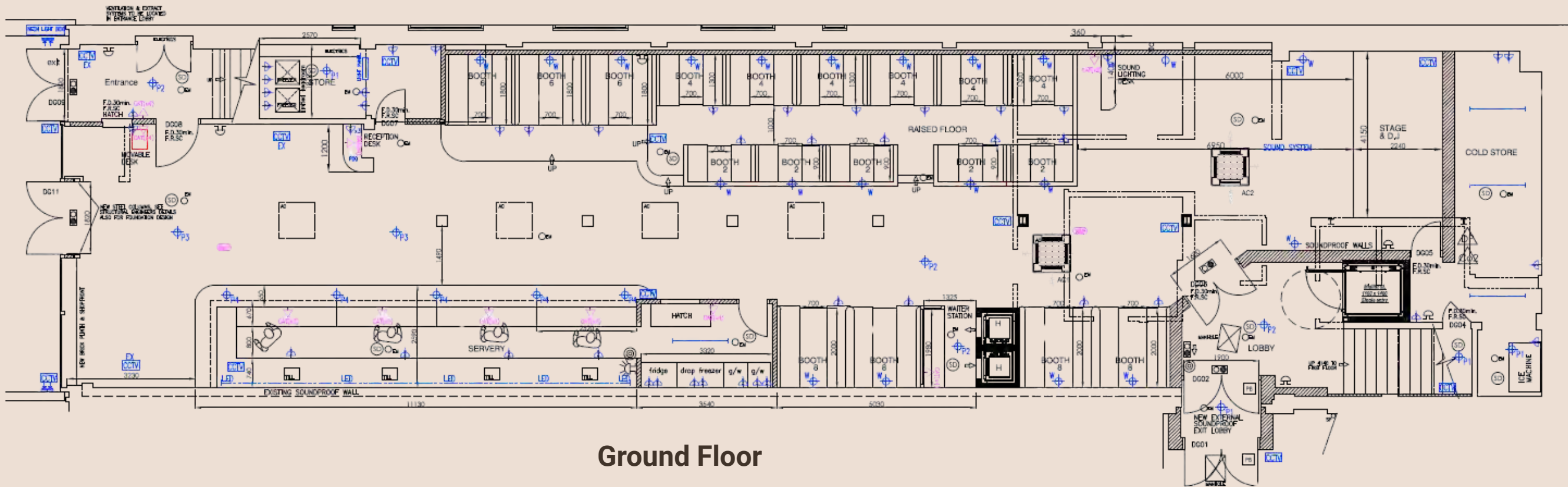
A fully fitted late night music venue with full kitchens representing a high quality turnkey opportunity

- Ground Floor
 - Restaurant / bar
 - Booth style seating with serverly style bar
- First Floor
 - Substantial dancefloor and bar
 - Fitted kitchens with additional ancillary space
- Second Floor
 - Ancillary BOH space including WCs and managers office

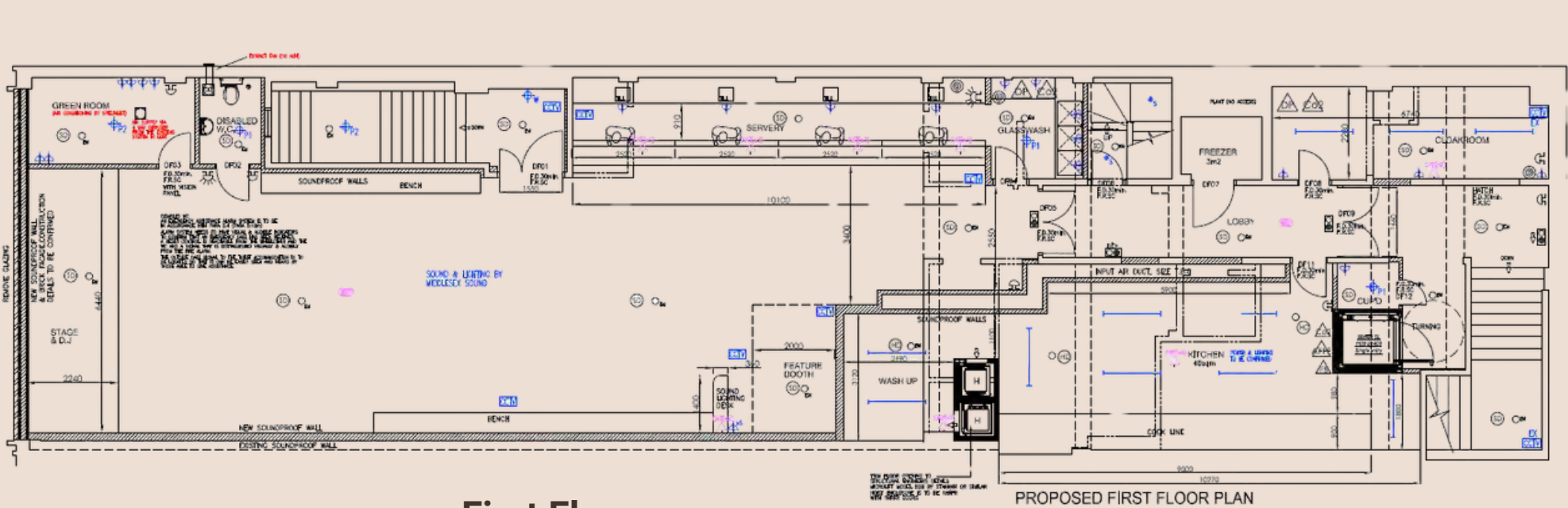
FLOOR AREAS

Ground	3,477 sq ft
First Floor	3,444 sq ft
Second	904 sq ft
Total	7,825 sq ft

Floor Plans



Ground Floor



First Floor



Second Floor

SUMMARY

Tenure

New FRI lease for a term to be agreed

Rent

Upon Application

Use

Sui Generis

Premises Licence

Alcohol sales on and off the premises

Sunday - Thursday 10:00 - 02:00

Friday & Saturday 10:00 - 03:00

Business Rates

Interested parties are advised to make their own enquiries with the local authority





CONTACT

Viewings strictly by prior appointment only
with joint sole agents Davis Coffe Lyons
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