

**Lot 22, Unit 2, 207 Old Kent Road, London,**

**SE1 5NA**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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## Property Information

### London Restaurant Investment

- Ground and lower ground floor restaurant let until November 2027
- Approximately 102.76 sq m (1,105 sq ft)
- Busy location on major London arterial route (A2)
- Popular position for restaurants, bars and cafes
- VAT Free Investment

#### Lot

22

#### Auction

13th July 2023

#### Rent

£18,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

On Behalf Joint LPA Receivers

### Location

#### Miles

1.5 miles south-east of the City of London, 2.5 miles south-east of the West End

#### Roads

A2, A201, B204

#### Rail

Elephant & Castle Railway Station, Elephant & Castle (Bakerloo and Northern Lines) and Bermondsey (Jubilee Line) Underground Stations

#### Air

London Heathrow, London Gatwick and London City Airports

### Situation

The property is located on the north side of the busy Old Kent Road (A2), a major arterial route through South East London. The property occupies a prominent trading position amongst an eclectic mix of popular restaurants, cafe's and bars, within a densely populated residential area.

### Tenure

Long Leasehold. Held for a term of 125 years from 30/06/2003 at a peppercorn ground rent

### Description

The property comprises restaurant and ancillary accommodation on the ground and lower ground floors.

### VAT

VAT is not applicable to this lot.

### Note

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### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Lower Ground	Restaurant Restaurant / Ancillary	51.53 51.23	(554) (551)	INDIVIDUAL t/a Options Cuisine	5 years from 01/11/2022	£18,000	01/11/2025
<b>Total Approximate Floor Area</b>		<b>102.76</b>	<b>(1,105) (1)</b>			<b>£18,000</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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## Contacts

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