SE1 5NA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)





London Restaurant Investment

SE1 5NA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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 Auction22
13th July 2023

Rent Status £18,000 per Annum Exclusive Available

Sector Auction Venue
High Street Retail Live Streamed Auction

On Behalf Joint LPA Receivers

Location

Rail

Miles 1.5 miles south-east of the City of London, 2.5 miles south-east

of the West End

Roads A2, A201, B204

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 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

This property is being marketed for sale on behalf of LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

Completion Period

Six week completion

DISCLAIME

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

London Restaurant Investment

SE1 5NA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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
Total Approximate Floor Area		102.76	(1,105) (1)			£18,000	

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

London Restaurant Investment

SE1 5NA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)





London Restaurant Investment

SE1 5NA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



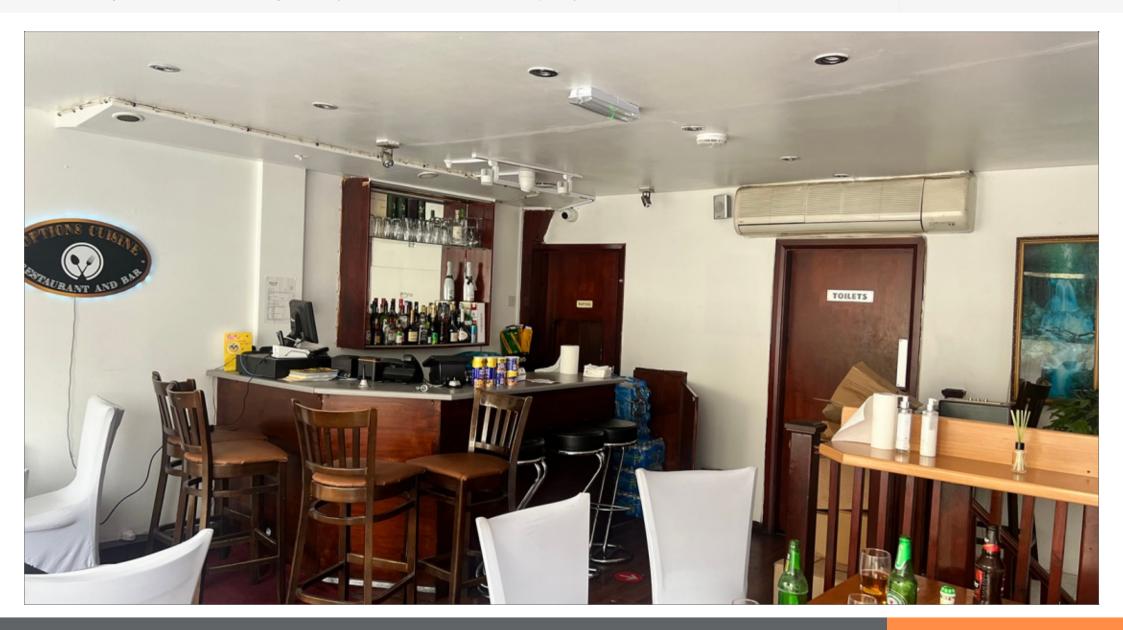


London Restaurant Investment

SE1 5NA

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



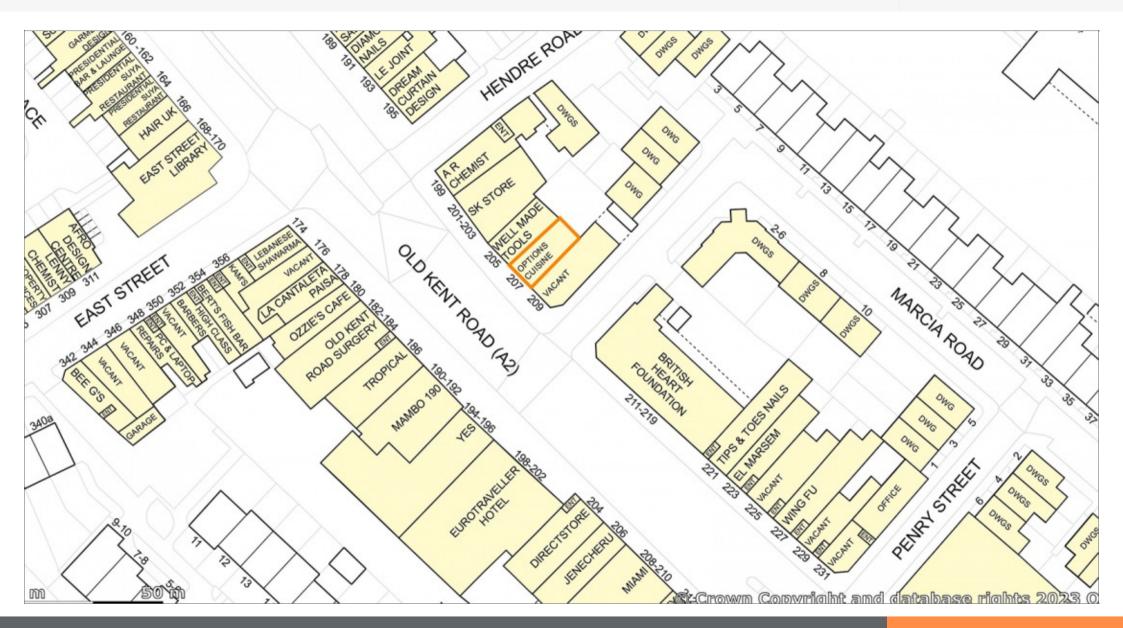


London Restaurant Investment

SE1 5NA

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





London Restaurant Investment

SE1 5NA

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



Contacts

Acuitus

Jon Skerry +44 (0)20 7034 4863 +44 (0)7736 300 594 jon.skerry@acuitus.co.uk

Alexander Auterac +44 (0)20 7034 4859 +44 (0)7713 135 034 alexander.auterac@acuitus.co.uk **Seller's Solicitors**

Lightfoots LLP

Chris Biggs 01844 268 322 cbiggs@lightfoots.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. September 2020

London Restaurant Investment