

## lot 7

Rent  
**£32,500**  
per annum  
exclusive,  
rising to  
**£35,000** per  
annum  
exclusive in  
2012

### 51 Petty France, Victoria London SW1H 9ET

#### Freehold Retail/Residential Investment

- Prime city centre location
- Ground and basement let to Collage Gifts Ltd until 2020
- Three self-contained residential flats to be offered with vacant possession
- Located directly opposite the Wellington House Land Securities retail/residential development and less than 250 metres from Buckingham Palace
- Six Week Completion Period Available



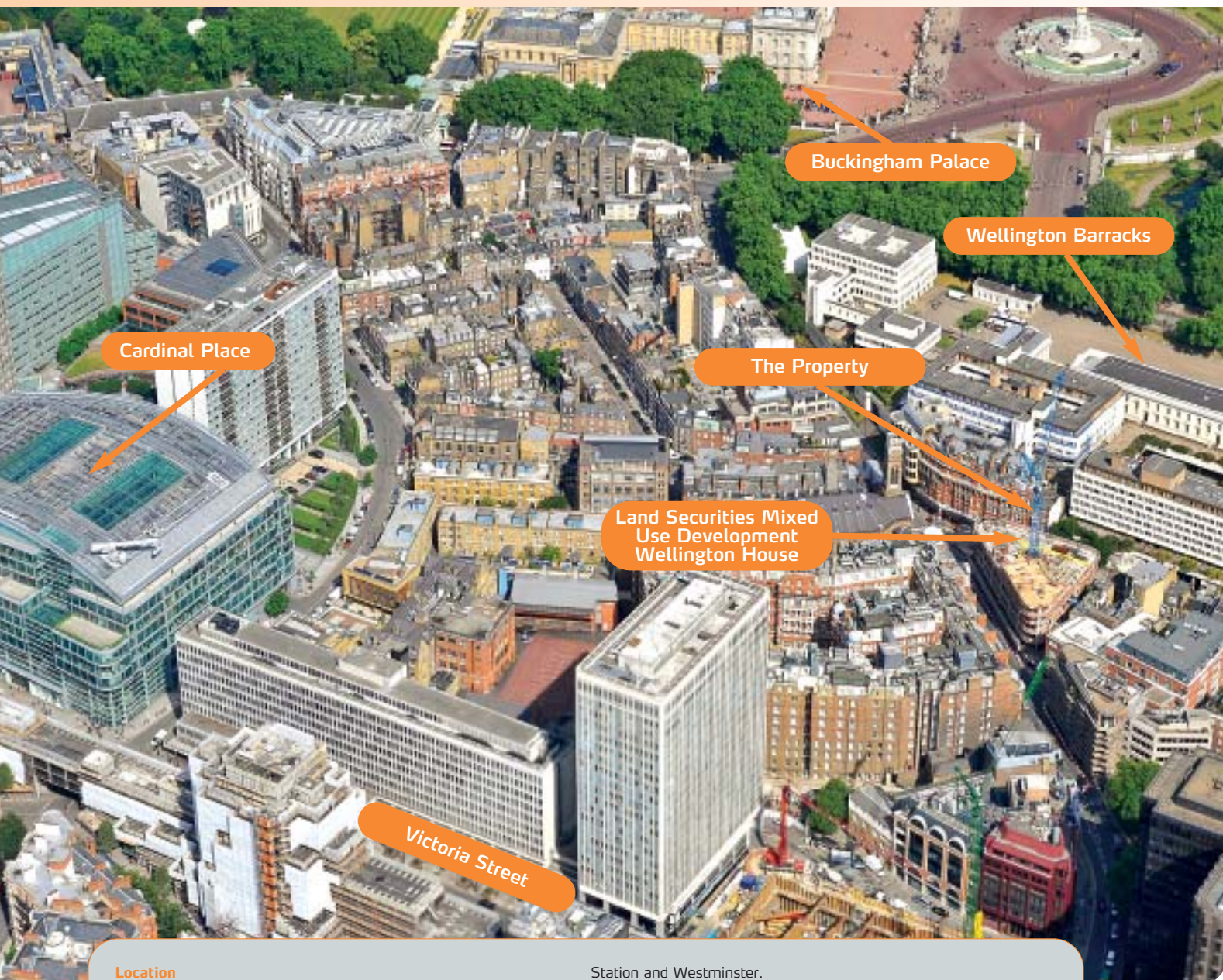
On Behalf of  
Joint LPA  
Receivers

Edward  
Symmons



lot 7

Rent  
£32,500  
per annum  
exclusive,  
rising to  
£35,000 per  
annum  
exclusive in  
2012

**Location**

Miles: 0.3 miles from Buckingham Palace  
0.4 miles from Victoria  
0.6 miles from Westminster

Roads: B323, A302

Rail: St James Park Underground Station (District and Circle Lines)  
Victoria Railway Station and Underground Station (Victoria, District and Circle Lines)

Air: London City Airport

**Situation**

The property is situated in a prominent location on the northern side of Petty France, near its junction with Buckingham Gate. The property is situated directly opposite Wellington House, the Land Securities retail/residential development ([www.landsecuritieslondon.com](http://www.landsecuritieslondon.com)) and within walking distance of Buckingham Palace, Green Park, Victoria Railway

Station and Westminster.

**Description**

The property comprises a ground floor retail unit with basement ancillary accommodation. The property also benefits from three self-contained residential flats on first, second and third floors, accessed via Petty France.

**Tenure**

Freehold.

**VAT**

VAT is not applicable.

**Note**

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	37.99 sq m	(409 sq ft)	<b>COLLAGE GIFTS LTD (1)</b>	10 years from 24/06/2010 until 23/06/2020 on a full repairing and insuring lease	£32,500 (2)	24/06/2015
Basement	Ancillary	54.75 sq m	(589 sq ft)				
First	Residential – 1 Bedroom	40.19 sq m	(433 sq ft)	<b>VACANT POSSESSION</b>			
Second	Residential – Studio	40.81 sq m	(439 sq ft)	<b>VACANT POSSESSION</b>			
Third	Residential – 1 Bedroom	39.61 sq m	(426 sq ft)	<b>VACANT POSSESSION</b>			
<b>Totals</b>		<b>213.35 sq m (2,296 sq ft)</b>				<b>£32,500 (2)</b>	

(1) Collage Gifts Ltd has traditionally been a trading company as well as importers of gift items, specialising in London souvenirs. They also trade from another retail unit near Leicester Square. (Source: [www.collagegifts.co.uk](http://www.collagegifts.co.uk) 14/09/2011)

(2) There is a fixed rental uplift to £35,000 p.a.x. on 24th June 2012.

**For further details please contact:****Jo Cordrey**

Tel: +44 (0)20 7034 4854.

Email: [jo.cordrey@acuitus.co.uk](mailto:jo.cordrey@acuitus.co.uk)

**Gwen Thomas**

Tel: +44 (0)20 7034 4857.

Email: [gwen.thomas@acuitus.co.uk](mailto:gwen.thomas@acuitus.co.uk)

[www.acuitus.co.uk](http://www.acuitus.co.uk)

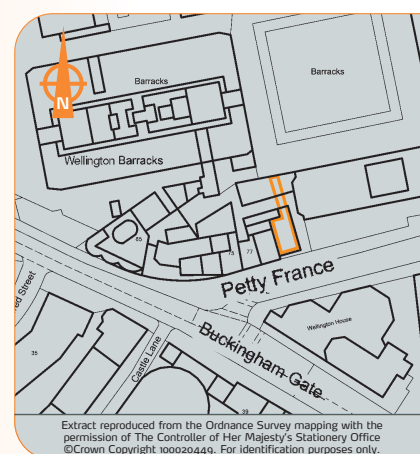
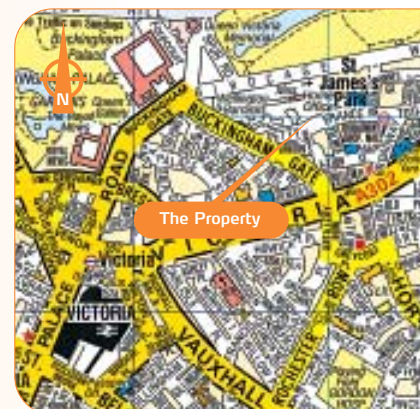
**Solicitors:****Shoosmiths**

7th Floor, 125 Colmore Row, Birmingham B3 3SH.

Tel: +44 (0)370 086 4134.

Email: [bethmcardle@shoosmiths.co.uk](mailto:bethmcardle@shoosmiths.co.uk)

Ref: Beth McArdle.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.