

lot 33

Rent
£105,751
per annum
exclusive
plus Vacant
Possession
of Unit 2

Units U1-U5 & B8, The Mosaic, 45 Narrow Street Docklands, London E14 8DN

Multi-Let Retail and Leisure Investment

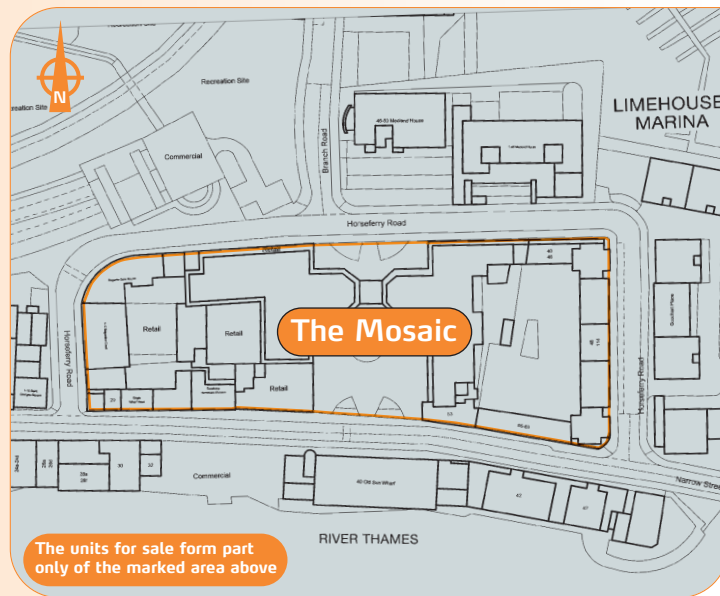
- Affluent riverside community close to Canary Wharf and the City of London
- Located within The Mosaic development close to the marina at Limehouse Basin
- 4 Units let to a Café/Convenience Store, a Hairdressers, Dry Cleaners and a Restaurant
- Vacant restaurant unit to let, formerly the Veranda Restaurant and Bar let at £50,000 pa
- Four Week Completion



Unit U1 & B8



Unit U2



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Location

Miles: 2.5 miles east of the City of London
2.5 miles west of Canary Wharf
Roads: A13, A102, M25 (Junction 1, 15 miles)
Rail: Limehouse Railway Station and DLR,
Canary Wharf Underground Station
Air: London City Airport (6 miles), London Heathrow (16 miles)

Situation

The property comprises five retail units and one storage unit forming part of the ground floor and part basement of The Mosaic, a luxury development by St James. The Mosaic comprises two buildings facing an attractive central square and fronts the historic Narrow Street with additional access through to Horseferry Road and the nearby marina at Limehouse Basin. Many of the residential properties have Thames River views.

Description

The properties comprise modern retail and leisure units facing the central square. Unit U1 operates as a Pizza Restaurant with Unit B8 used as storage. Unit U2 is vacant and was formerly the Veranda Restaurant and Bar let at £50,000 pa representing an A3 or A2 letting opportunity. Units U3, U4 and U5 all provide essential neighbourhood retail services as a café/convenience store, a hairdressers and a dry cleaners.

Tenure

Leasehold. Held from St James Group Limited for a term of 125 years from January 2001 at a peppercorn rent.

VAT

VAT is not applicable to this lot.

Viewings

There will be **block viewings** for these properties. Interested parties must register their details with the Auctioneers and may be asked to provide identification on site.

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
U1	Restaurant		RIVERSIDE PIZZA CO	125 years from 01/01/2001 until 31/12/2125	£1	
B8	Basement Storage		RIVERSIDE PIZZA CO	125 years from 01/01/2001 until 31/12/2125	£6,000	25/03/2016 to RPI
U2	Restaurant	184.59 sq m (1,987 sq ft)	VACANT			
U3	Retail (Café/Convenience Store)	191.00 sq m (2,056 sq ft)	M & S AHMED	25 years from 29/09/2003 until 28/09/2038	£62,000	24/06/2018
U4	Retail (Hairdressers)	42.30 sq m (455 sq ft)	MR A VAROBUJOUAS	15 years from 16/03/2011 until 15/03/2026	£18,000	15/03/2019
U5	Retail (Dry Cleaners)	45.60 sq m (491 sq ft)	M SHEVKI	25 years from 23/06/2003 until 22/06/2028	£19,750	23/06/2018
Totals		463.49 sq m (4,989 sq ft)			£105,751	

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