

lot 4

88 Tower Bridge Road
London SE1 4TP

Rent
£28,900
per annum
exclusive

Freehold Retail and Residential
Investment

- Retail let until 2019
- Includes a self-contained two bedroom maisonette on upper floors
- Busy Central London Location

- Nearby occupiers include Greggs, Ladbroke's, William Hill and Tesco
- Approximately ½ mile from Tower Bridge and the Tower of London



Location

Miles: ½ a mile south of the City of London
2.5 miles south-east of the West End
Roads: Tower Bridge Road (A100), A2, A3
Rail: Borough Underground Station (Northern Line),
Elephant and Castle National/Underground Station
(Northern & Bakerloo Lines)
Air: London City Airport, London Heathrow Airport,
London Gatwick Airport

Situation

The property is located on the busy arterial route between south east London and the City of London and is prominently situated on the east side of the busy Tower Bridge Road close to its junction with Grange Road.

Nearby occupiers include Greggs, Ladbroke's, William Hill, HSS and Tesco. The property benefits from being approximately ½ a mile from Tower Bridge, The South Bank and the Tower of London whilst the historic Bermondsey Antique Market is some 50m to the north.

Description

The property comprises ground floor retail accommodation with a self-contained two bedroom maisonette on the first and second floors. The property benefits from a rear yard.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Restaurant	51.35 sq m (553 sq ft)	INDIVIDUAL t/a Jad Grill	10 years from 17/12/2009	£14,500	17/12/2014
First & Second	Residential – 2 Bedroom Maisonette	Not Measured	INDIVIDUALS	AST for 12 months from 23/08/2013	£14,400 (1)	
Total Commercial Area		51.35 sq m (553 sq ft)			£28,900	

(1) The rent reserved under the terms of the Assured Shorthold Tenancy is £1,200 per calendar month exclusive. The rent shown above has been annualised.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Ezran Law
Blandy House, 3 King Street, Maidenhead SL6 1DZ.
Tel: +44 (0)1628 312595.
Email: info@ezranlaw.co.uk
Ref: Jonathan Zeckler.