

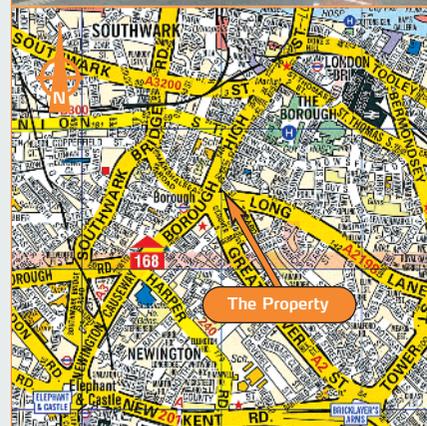
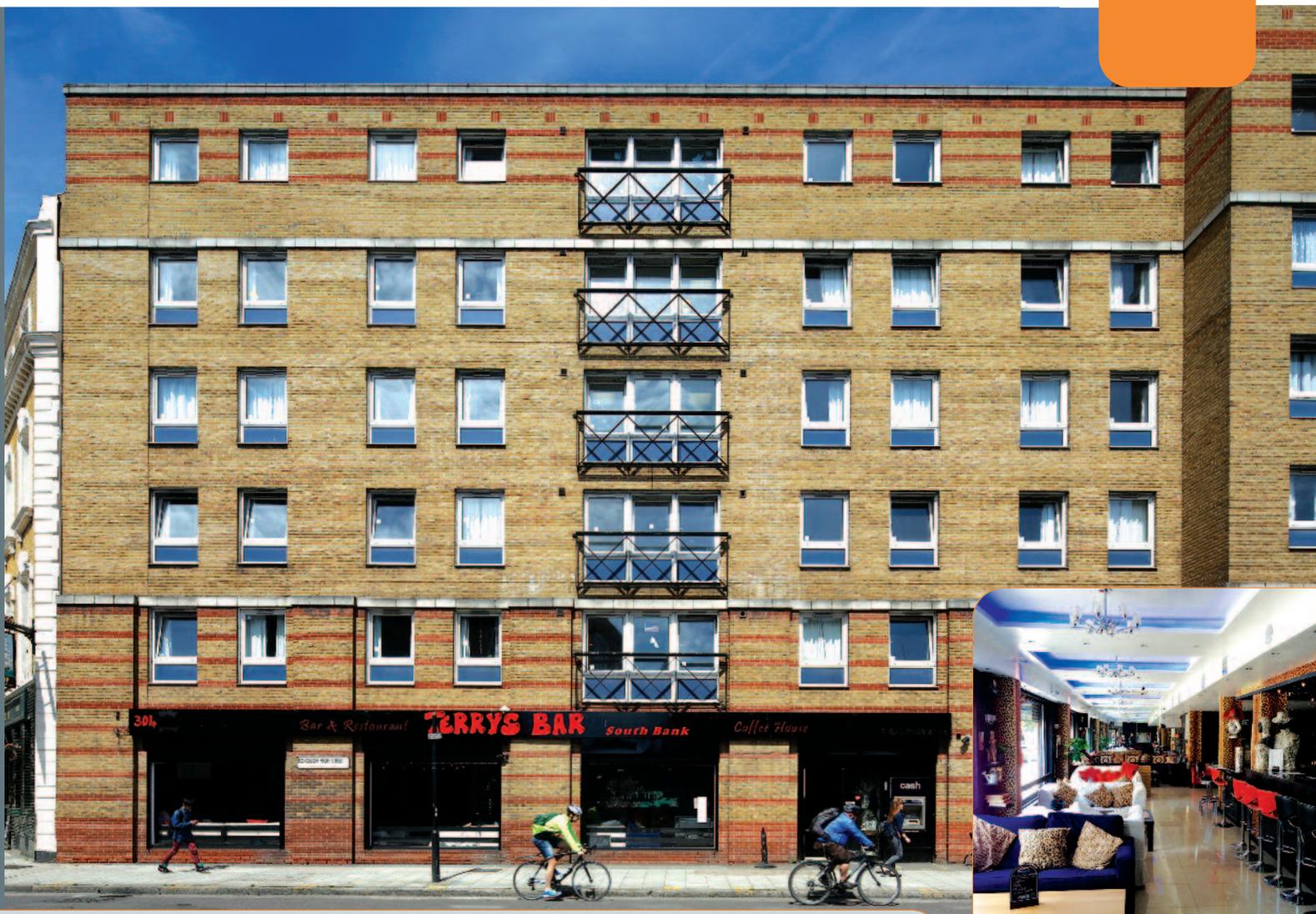
282-302 Borough High Street London SE1 1JD

lot 26

Central London Retail/Restaurant Investment

- Let until 2034 (no breaks)
- Busy Central London location
- Close proximity to London Bridge and the iconic Shard Tower
- 250 metres from London's South Bank University

Rent
£69,000
per annum
exclusive (1)



Location

Miles: 1 mile south of the City of London
2 miles south-east of the West End
Roads: Borough High Street (A3), A2
Rail: Borough Underground Station (Northern Line),
London Bridge National Railway Station/Underground
(Northern/Jubilee Lines)
Air: London City Airport

Situation

The historic and fashionable Central London district of Borough is located immediately south of the City of London via London Bridge and is home to one of London's historic markets, now regenerated to a fashionable food market. The property is prominently situated on the west side of the busy Borough High Street close to its junction with Borough Road and Newington Causeway.

Borough is also home to the iconic Shard Tower, Western Europe's tallest building and Kings College London. The location benefits from being approximately 250 metres from London's South Bank University.

Description

The property comprises a ground floor restaurant which forms part of a larger student residential accommodation building.

Tenure

Long Leasehold – Held from Berkeley College Homes Limited for a term of 150 years from 27th September 2000 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant	162.88 sq m (1,753 sq ft)	NOBODIES BUSINESS LIMITED (with personal surety) (1)	20 years from 02/06/2014 until 2034 on a full repairing and insuring lease	£69,000 (1)	02/06/2019 & five yearly
Totals		162.88 sq m (1,753 sq ft)			£69,000	

(1) The lease also provides for a rent free period for the first 3 months until 2nd September 2014. The seller will pay the buyer the rent that would have been due in the absence of the rent free period.

For further details please contact:

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