

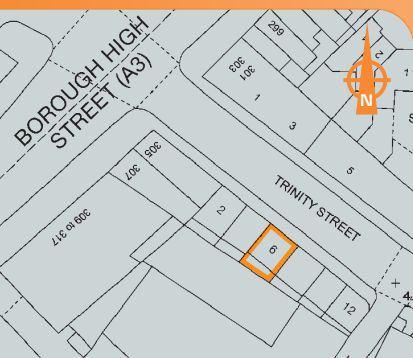
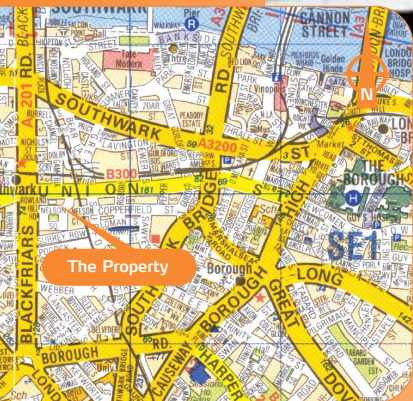
lot 31

6 Trinity Street, Borough
London SE1 1DB

Rent
£14,250
per annum
exclusive

Freehold Retail and Residential
Investment

- Commercial part let until 2023
- Central London location
- Rent review 2011
- Approximately ½ mile south of London Bridge
- Includes three residential flats



Location

Miles: 1 mile south of City of London
2 miles from the West End
Roads: A2, A3, M25, A205
Rail: London Bridge Station, Borough & London Bridge
Underground (Northern & Jubilee Lines)
Air: City Airport

Situation

The historic Central London district of Borough is located immediately south of the City of London. The property is situated on the south side of Trinity Street, close to its junction with Borough High Street (A3).

Description

The property is an attractive MID TERRACE PERIOD BUILDING comprising RETAIL ACCOMMODATION on the ground floor, ANCILLARY ACCOMMODATION on the basement and THREE SELF-CONTAINED RESIDENTIAL FLATS on the upper three floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

The purchaser will pay 1% plus VAT of the purchase price towards the Vendor's sales costs.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	29.29 sq m (315 sq ft)	LET TO AN INDIVIDUAL (t/a BELLA PIZZA)	20 years from 07/07/2003	£13,500	2011 and 4 yearly
Basement	Ancillary	Not measured				
First	Residential Flat	Not measured	EACH LET TO AN INDIVIDUAL (1)	Each for a term of 99 years from 25/12/2000	£250 each	Rent doubles every 25 years
Second	Residential Flat	Not measured				
Third	Residential Flat	Not measured				
Total Commercial Floor Area		29.29 sq m (315 sq ft)	Total Rent £14,250			

(1) In accordance with section 5B of the Landlord & Tenant Act 1987, Notices were served on the lessees and they have not reserved their rights of first refusal.

For further details please contact:

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