

# 334/334a Kennington Lane, London SE11 5HY

## Freehold Retail and Residential Investment

# Lot 1

£46,360 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	68.50 sq m (737 sq ft)	VAUXHALL BUSINESS CENTRE LIMITED guaranteed by Business Mail Solutions Limited t/a Mail Boxes Etc (1)	15 years from 08/12/2017	£17,500	08/12/2022 and 08/12/2027 (07/12/2032)
First and Second	Residential	102.59 sq m (1,104 sq ft) (excludes roof terrace)	INDIVIDUAL	AST from 27/08/2018	£28,860 (2)	(26/08/2019)
<b>Totals</b>		<b>171.09 sq m (1,841 sq ft)</b>			<b>£46,360</b>	

(1) Mail Boxes etc has 150 franchised stores in the UK and Ireland and offers postal services, printing, digital copy services, mailbox rental and virtual office package (Source: [www.mbe.co.uk/](http://www.mbe.co.uk/) 11/09/2019).  
(2) The rent has been annualised.

## Key Details

- Ground floor retail unit let until 2032 (no breaks)
- Three bedroom maisonette with roof terrace on upper floors let on AST
- Busy Central London location
- Overlooking Vauxhall Pleasure Gardens

## On Behalf of Trustees

### Location

Miles: 2.6 miles south-west of the City of London  
Roads: A3204, A3  
Rail: Vauxhall Rail and Underground  
Air: London City Airport

### Situation

The property is located in the popular residential and commercial area of Vauxhall Cross, overlooking Vauxhall Pleasure Gardens, close to the River Thames. The property forms part of a local retail parade between Vauxhall and Kennington. Surrounding the property is a mixture of residential and office developments, with nearby occupiers including British Water and Nutmeg. The Oval Cricket Ground is also located within walking distance of the property. Kennington Lane benefits from excellent transport links, with Northern Line, Victoria Line and Overground services located within close proximity, as well as being on major bus routes.

### Description

The property comprises a ground floor retail unit with a self-contained three bedroom maisonette on the first and second floors, together with a roof terrace.

### Tenure

Freehold.

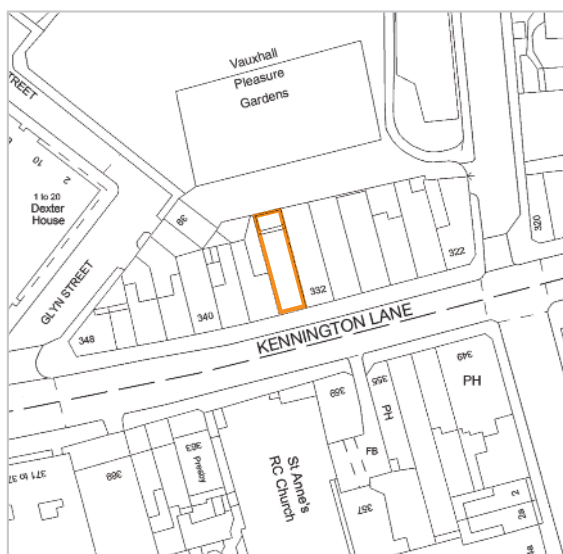
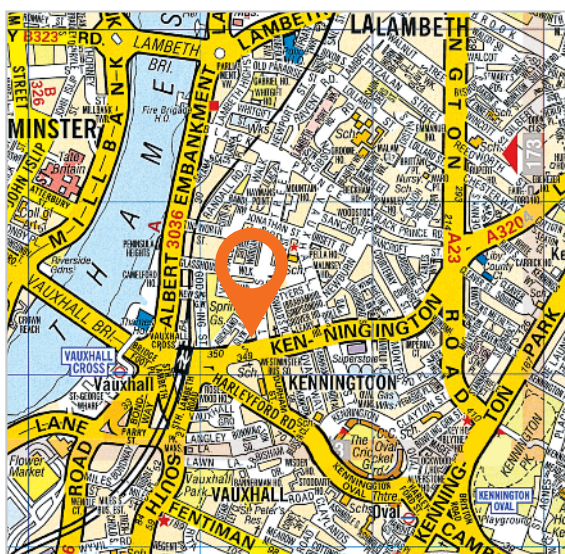
### VAT

VAT is not applicable to this lot.

### Energy Performance Certificate

Available in legal pack.

NB. 322 Kennington Lane is Lot 32, 324 Kennington Lane is Lot 22 and 326 Kennington Lane is Lot 12 in the catalogue.



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