

Lot 3

£40,000 Per Annum
Exclusive

1 - 3 East Street, Walworth, London, SE17 2DJ

Recently Let Retail Investment in one of London's Largest and Busiest Markets



Key Details

- New 20 year lease from August 2020 (subject to option)
- Busy and bustling market location close to market entrance from Walworth Road
- Nearby occupiers include Morrisons, Greggs, Costa and various independent shops, cafe's and restaurants
- VAT-free London Investment

Location

Miles: 2 miles south-east of Central London
1 mile north of Burgess Park

Roads: A2, A3

Rail: Elephant & Castle (Northern & Bakerloo Lines),
Kennington (Northern Line)

Air: London City

Situation

East Street is a popular and bustling street, in the London Borough of Southwark, running between Walworth Road and Old Kent Road. The property is located on the north side of East Street, in a highly prominent position at the entrance to East Street Market. East Street Market is one of London's oldest, largest and busiest markets and offers a wide variety of goods, from fresh fruit and vegetables to African clothing and materials. Nearby occupiers include Morrisons, JD Sports, Greggs, Costa and various independent shops, cafe's and restaurants.

Description

The property comprises a ground floor shop, forming part only of a larger building, not included within the sale.

Tenure

Long Leasehold. 999 years from completion of the sale at peppercorn rent.

VAT

VAT is not applicable to this lot.

Six Week Completion

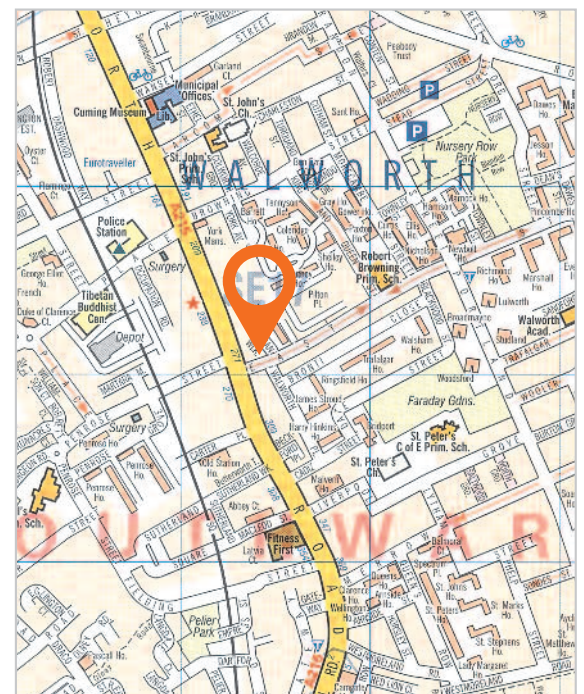
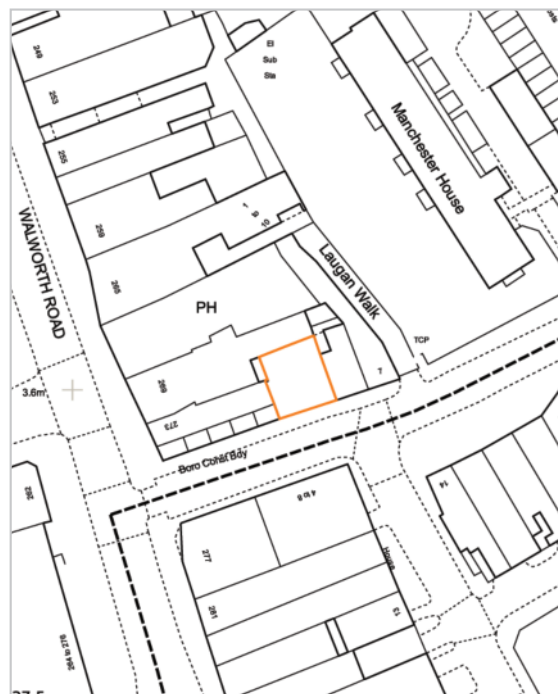
Energy Performance Certificate

D. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	78.97 sq m (850 sq ft)	M. ASIF & R. VAHORA	20 years from 21/08/2020 until 21/08/2040 (1)	£40,000	21/08/2030
Total		78.97 sq m (850 sq ft)			£40,000	

(1) The lease is subject to a tenant option to determine on 21/08/2030.



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