

# Lot 10

£297,820 Per Annum  
Exclusive

257 - 265 Southwark Park Road,  
**London, SE16 3TP**

**Freehold Retail and Residential Investment**





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Convenience Store	110.60 sq m (1,190 sq ft)	SUNSTAR SUPERMARKETS LIMITED (CRN 05863736) t/a Nisa Local (1)	20 years from 07/03/2021 until 2041 (2)	£35,000	07/03/2026 and 5 yearly (06/03/2041)
Ground	Retail	165.65 sq m (1,783 sq ft)	POWER LEISURE BOOKMAKERS LIMITED (CRN 03822566) (3)	15 years from 27/03/2007	£27,500	(26/03/2022)
First to Third	14 Flats	10 X 2 Bedroom and 4 x 1 Bedroom	INDIVIDUALS	14 separate Assured Shorthold Tenancy Agreements	£235,320	
<b>Total Commercial Floor Area</b>		<b>276.25 sq m (2,973 sq ft)</b>			<b>£297,820</b>	

- (1) Nisa is a £1.45 billion turnover company which exists to provide benefits to approx. 1,400 partners, operating almost 4,000 stores. (Source: [www.nisalocally.co.uk/the-nisa-story/](http://www.nisalocally.co.uk/the-nisa-story/))
- (2) As to the lease to Sunstar Supermarkets Limited, the lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.
- (3) For the year ending 31st December 2019, Power Leisure Bookmakers Limited reported a turnover of £745,565,471, a pre-tax profit of £93,404,662 and shareholder funds of £198,324,531 (Source: NorthRow 13/04/2021).
- (4) As to the residential flats the rents shown have been annualised.

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### Key Details

- Substantial corner building including 2 retail units and 14 self contained flats
- Tenants trading as Nisa Local and Paddy Power
- Situated approximately 1 mile south of The City of London
- Further development potential to add an additional floor (Subject to Consents)

### Location

- Miles:** 1 mile south east of Tower Bridge  
1.2 miles south east of the City of London  
2.5 miles south west of London Docklands and Canary Wharf  
1.5 miles south east of London Bridge
- Roads:** A2206, A2, A20, A205 South Circular Road.
- Rail:** Bermansey Underground Station, Surrey Quays Overground Station.
- Air:** London City Airport, London Heathrow Airport

### Situation

The property is situated on the north side of South Park Road in front of a major newly constructed 7 storey residential building. Bermansey benefits from being approximately 1 mile equidistant between Tower Bridge and the City of London and the regenerated fashionable and affluent Surrey Quays.

### Description

The property a substantial corner building comprises two retail units on the ground floor and 14 self contained residential flats (10 x 2 bedroom and 4 x 1 bedroom) on the upper three upper floors. The property may benefits from further residential development with the construction of an additional floor (subject to consents).

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

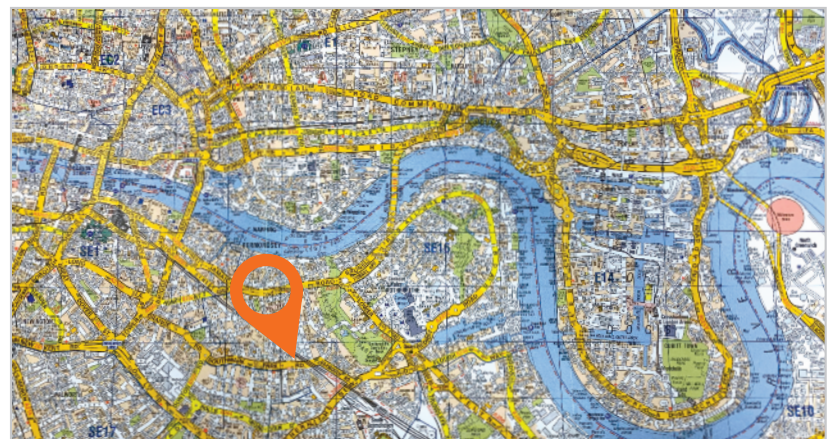
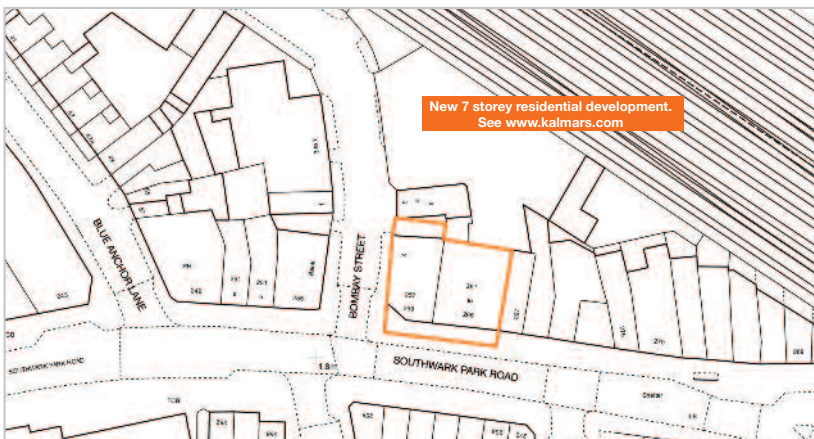
### Planning

The property may be suitable for the development of an additional floor to create additional flats, subject to consents

### Six Week Completion

### Energy Performance Certificate

See legal pack.



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