

# Lot 38, 196a Southwark Park Road, Bermondsey, London,

**SE16 3RP**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



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## Property Information

### Central London Retail Investment

- Prominent Central London Retail Unit
- Let Until 2034 (subject to option)
- Rent Reviews Every 3rd Year
- Prominent Position on Southwark Park Road (A2206)
- Affluent Central London Location
- Nearby occupiers include Tesco, Betfred, Poundland, Iceland

#### Lot

38

#### Auction

31/Mar/2022

#### Rent

£18,500 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### 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

Bermondsey Underground Station, Surrey Quays Overground Station.

#### Air

London City Airport, London Heathrow Airport, London Gatwick Airport

### Situation

Bermondsey benefits from being approximately 1 mile equidistant between Tower Bridge and the City of London and the regenerated fashionable and affluent Surrey Quays.

The property is situated on the south side of South Park Road at the junction of St James Road a forms part of a major newly constructed 5 storey residential building. Nearby occupiers include Tesco, Betfred, Poundland, Iceland and a mix of independent retailers.

### Tenure

Long Leasehold. Held for a term of 250 years from completion of the sale at a fixed peppercorn ground rent.

### Description

The property comprises ground floor retail accommodation and ancillary accommodation on the lower ground floor. The property forms part or a larger recently developed office/apartment building.

### VAT

VAT is not applicable to this lot.

### Note

196b Southwark Park Road is being offered for sale separately as Lot 26.

### Completion Period

Six week completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground Lower Ground	Retail Ancillary	47.35 sq m 21.49 sq m	(509 sq ft) (231 sq ft)	WORLDEX EXPRESS INTERNATIONAL LIMITED (CRN 11860098) t/a World Ex (1)	15 years from 20/11/2019 until 2034 (2)	£18,500	20/11/2022 and 3 yearly (19/11/2034)
<b>Total Approximate Floor Area</b>		<b>68.89 sq m</b>	<b>(741 sq m) (3)</b>			<b>£18,500</b>	

(1) Worldex Express International Limited was incorporated in 2019.

(2) The lease provides for a mutual option to determine the lease on 19/11/2029 upon serving 6 months written notice.

(3) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))



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## Contacts

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September 2020