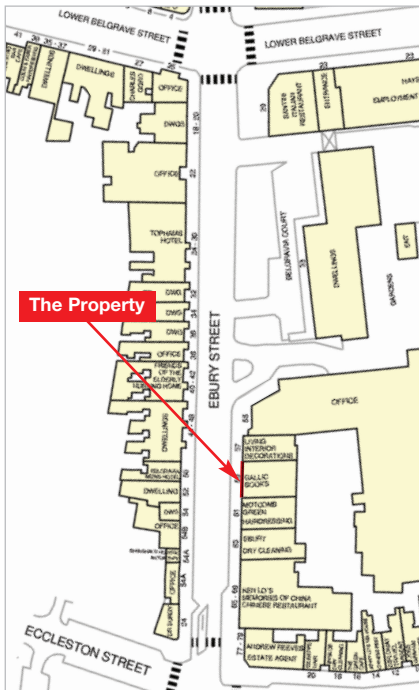
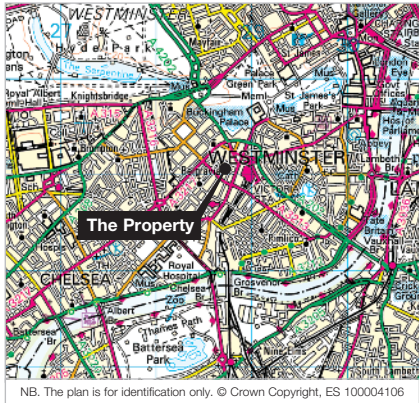


London SW1W
59 Ebury Street
Belgravia
SW1W 0NZ

- Leasehold Shop Investment
- Let to Gallic Books Ltd on a lease expiring in 2021 (1)
- Central London location
- Situated close to Victoria Rail and Underground Stations
- No VAT applicable
- Rent Review 2016
- Current Gross Rent Reserved **£40,000 pa (2)**



Tenure

Leasehold. Held on a 90 year lease from the Grosvenor Estate from 20th January 2010 (thus having some 87 years unexpired) at a rent of £300 per annum doubling every 25 years.

Location

Belgravia is a very exclusive and affluent area of Central London, immediately south-west of Buckingham Palace, between Knightsbridge to the north and Pimlico to the south. The property is situated within a predominantly residential area on the east side of Ebury Street, close to its junction with Eccleston Street and a short distance from Victoria Rail and Underground Stations. Occupiers close by include a number of local businesses.

Description

The property is arranged on ground floor only to provide a shop with staff accommodation to the rear. The property forms part of a larger building, the remainder of which is not included within the property to be sold.

The property provides the following accommodation and dimensions:

Gross Frontage	10.75 m	(35' 3")
Net Frontage	10.45 m	(34' 4")
Shop Depth	10.30 m	(33' 9")
Ground Floor	81 sq m	(872 sq ft)

Tenancy

The property is at present let to GALLIC BOOKS LTD for a term of 10 years from 20th May 2011 at a current rent of £40,000 per annum, exclusive of rates. (2) The lease provides for a rent review on 20th May 2016 and contains effectively full repairing and insuring covenants by way of service charge. A rent deposit of £18,761.35 is held. (1) There is a tenant's option to determine on 19th May 2017. (2) The passing rent is £37,500 per annum and there is a fixed increase to £40,000 per annum on 20th May 2014. The Vendor will top up the rent to £40,000 per annum upon completion.

Tenant Information

Website Address: www.gallicbooks.com

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating 141 Band F (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda