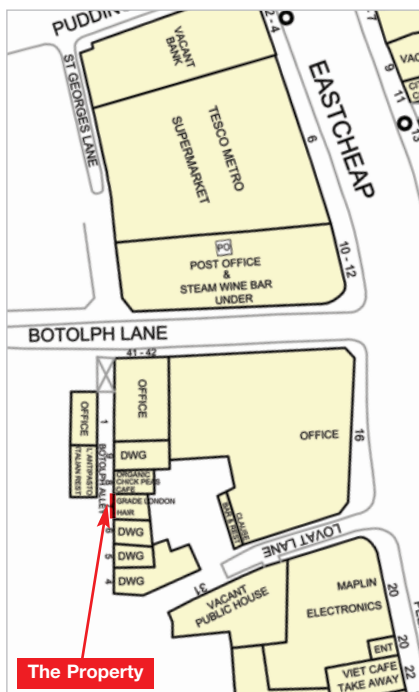


# London EC3

## 6 Lovat Lane & 5, 6 & 7 Botolph Alley Eastcheap EC3R 8DR

- Freehold Hair Salon and Residential Ground Rent Investment
- Shop let on lease expiring 2022
- No VAT applicable
- Shop rent review 2017
- Ground rents double every 25 years
- Current Rent Reserved

**£16,700 pa**



The Property



### Tenure

Freehold.

### Location

Botolph Alley runs east off Lovat Lane, approximately 50 metres south of the popular Eastcheap and approximately 100 metres north of Lower Thames Street.

The property is situated at the junction of Lovat Lane and Botolph Alley approximately 150 metres east of Monument Tube Station.

Occupiers close by include Citibank, HSBC, Tesco, Superdrug and Caff  Nero.

### Description

The property is arranged on lower ground, ground and three upper floors to provide a ground floor and basement shop at 7 Botolph Alley and four residential units above that have been sold off on long leases along with the townhouse.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
7 Botolph Alley	Laura Byrne (t/a Grade One Hair)	Gross Frontage 4.15 m Net Frontage 3.40 m Shop & Built Depth 5.40 m Ground Floor 20.50 sq m	(13' 7") (11' 2") (17' 8") 220 sq ft	10 years from 31.08.2012 Rent review 2017 Tenant's option to break 2017 FR & I	£15,000 p.a. (1) Rent Review 2017
5 Botolph Alley - Flats	3 Individuals	3 Flats	Three similar leases for 125 years from 2010	£300 p.a. (each)	Rent doubles every 25 years
6 Lovat Lane Townhouse	Individual	Townhouse	999 years from June 2013	£400 p.a.	Rent doubles every 25 years
Maisonette	Individual	Maisonette	125 years from 2010	£400 p.a.	Rent doubles every 25 years

NB. In respect of the flats the requisite notices under the Landlord & Tenant Act 1987 (as amended) have been served on the tenants.  
(1) The passing rent of £14,000 p.a. rises to £15,000 in August 2014 and the difference will be topped up on completion.

**Total £16,700 p.a.**

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

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