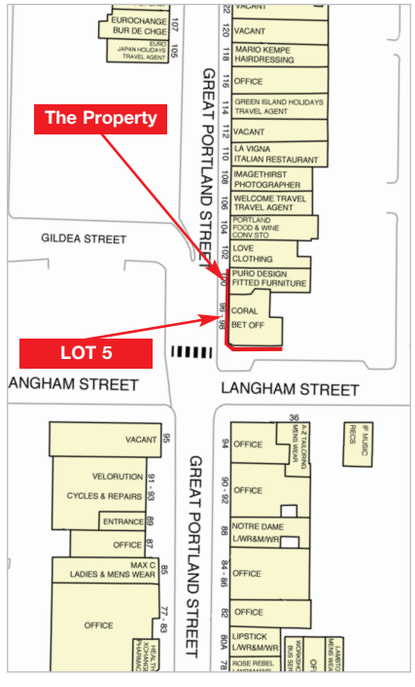
London W1W

100 Great Portland Street W1W 6PA

- **Virtual Freehold Showroom Investment**
- Central London location
- Reversion 2016
- Total Current Rents Reserved

£42,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Virtual Freehold. To be let on a 999 year lease from completion at a peppercorn rent.

Location
Great Portland Street runs north to south, to the east of Regent Street in London's West End, linking Oxford Street with Marylebone Road to the north. Public transport is good with Oxford Circus (Central, Bakerloo and Victoria Lines) and Great Portland Street (Circle, Hammersmith & City and Metropolitan Lines) nearby.
The property is situated in a prominent corner position on the east side of Great Portland Street, at its junction with Langham Street.
Occupiers close by include NatWest, Pret à Manger, HSBC, Post Office and various other local businesses.

Description
The property is arranged on basement and ground floor only to provide a ground floor showroom with office and staff accommodation in the basement. 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	8.70 m	(27' 6")
Net Frontage	5.45 m	(17' 9")
Shop Depth	17.858 m	(58' 6")
Basement	106.95 sq m	(1,151 sq ft) (1)

(1) Not inspected bt Allsop. Floor areas taken from the VOA website. www.2010vo2.gov.uk

Tenancy
The property is at present let to PURO DESIGN LIMITED for a term of 10 years from 27th January 2006 at a current rent of £42,500 per annum, exclusive of rates. The lease provides for a rent review in the fifth year of the term and contains repairing and insuring covenants.

Tenant Information
Website Address: www.purodesign.com
Puro Design is a contempory bathroom, kitchen & bedroom showroom

VAT
VAT is applicable to this lot.

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

Buyer's premium
The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

Viewings
Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 10 London W1W**.

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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