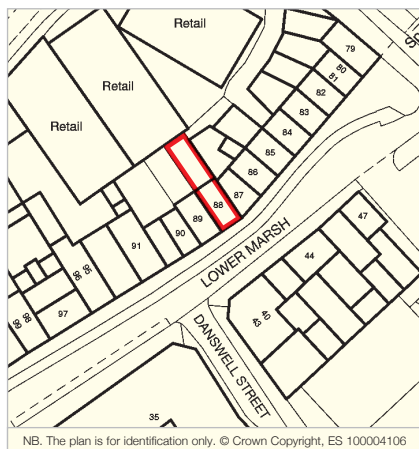


London SE1

88 Lower Marsh, Waterloo SE1 7AB

- A Freehold Five Storey Victorian Terrace Building
- Arranged to provide a Ground Floor Shop together with a Self-Contained Four Bedroom Maisonette Above
- Shop let t/a Mail Boxes Etc until 2023. Maisonette subject to an Assured Shorthold Tenancy
- Possible Development potential for Rear Extension, subject to obtaining all necessary consents
- Pedestrianised Central London location
- Total Current Rent Reserved **£53,074.60 per annum (equivalent)**

FIRST TIME ON THE MARKET FOR 30 YEARS



Seller's Solicitor

Messrs OGR Stock Denton
(Ref: Tom Sneddon).
Tel: 0208 349 6321.
Email: tsneddon@ogrstockdenton.com

INVESTMENT – Freehold Building



Tenure

Freehold.

Location

Lower Marsh is a busy thoroughfare and market located on the eastern side of London Waterloo Station. The street links Westminster Bridge Road with Waterloo Road, providing access to St James's and the West End respectively. The area is very well served by public transport facilities including Waterloo Station, affording access to the Rail network and multiple London Underground lines. Further communications are provided by the A2 and A4 trunk roads. South Bank, London's home to national centres for arts, film and performance is close by. The River Thames is a short walk to the north.

Description

The property comprises a terrace building arranged over basement, ground and three upper floors. The building is internally arranged to provide a ground floor shop with basement storage accessed via a trap door, together with a self-contained maisonette arranged over first, second and third (mansard roof) floors. There is a security shutter within the shop retail area to separate the shop from the entrance to the maisonette.

Accommodation and Tenancies

The property was inspected but not measured by Allsop.

The measurements in the schedule of Accommodation and Tenancies set out below were obtained from a Valuation Report supplied by the Vendor.

Planning

Local Planning Authority: Lambeth Council.

Tel: 0207 926 1180.

Email: lambethplanning@lambeth.gov.uk

The property may afford potential for a rear extension, subject to obtaining all necessary consents.

VAT

VAT is applicable to this lot.

To View

The property will be open for viewing every Tuesday between 3.00 – 3.30 p.m. and Saturday between 2.30 – 3.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Unit	Floor/Area sq m (sq ft)	Description	Terms of Tenancy	Current Rent £ p.a.
Shop	Net Internal Area (NIA)	ITZA	12 years from 13th May 2011	£20,356 p.a.
	Basement	ITZA	Upward only rent review every fourth anniversary	
	Ground Floor	ITZA	FR & I	
	Total			
Maisonette	Gross Internal Area (GIA)		Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st January 2017 at a rent of £2,726.55 per calendar month	£32,718.60 p.a.
	First Floor	Reception Room with Open Plan Kitchen		
	Second Floor	Two Bedrooms, Shower Room/WC		
	Third Floor	Two Bedrooms, Shower Room/WC		
Total		72.88 sq m (785 sq ft)		

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.