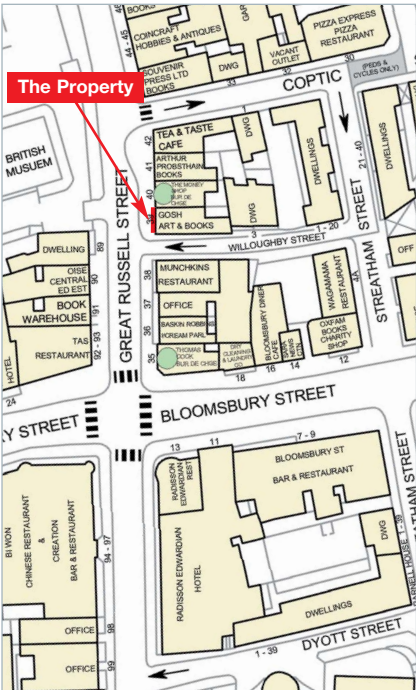


London WC1 39 Great Russell Street Bloomsbury WC1B 3PH

- Freehold Shop and Office Investment
 - Busy West End position opposite the British Museum
 - Comprises shop with basement and offices above totalling 120.4 sq m (1,296 sq ft)
 - No VAT applicable
 - Total Current Rents Reserved
- £63,024 pa**

SIX WEEK COMPLETION
AVAILABLE



Tenure

Freehold.

Location

Bloomsbury, known as the academic part of London as it contains the London University buildings and the British Museum, is 1 mile north of Charing Cross. Oxford Street and Tottenham Court Road are within easy walking distance. The property is located on Great Russell Street which runs east from Bloomsbury Street and is home to the British Museum.

The property is situated in a prominent corner position opposite the British Museum most recently famous for the Terracotta Army exhibition in July 2008 which attracted over 800,000 visitors. Occupiers close by include a range of restaurants, Thomas Cook, Baskin Robins and a host of tourist based shops

Description

The property is arranged on basement, ground and three upper floors to provide a popular comic shop with self-contained offices above. The ground and first floor extend to the rear. The offices are accessed from their own entrance on Willoughby Street.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please email your request with full contact details to viewings@allsop.co.uk
In the subject box of your email please ensure that you enter **Lot 7 London WC1**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & Basement	J Palmano (t/a Gosh Comics) www.goshlondon.com	Basement Sales & Store Basement Vaults Ground Floor Sales	39.10 sq m (421 sq ft) 3.30 sq m (36 sq ft) 34.70 sq m (374 sq ft)	10 years from 30.01.2000 Rent review in 5th year FR & I	£32,400 p.a. Holding Over
Upper Floor	Paget Baker Associates Ltd	First Floor Offices Second Floor Offices Third Floor Offices Total	37.60 sq m (405 sq ft) 33.10 sq m (356 sq ft) 39.00 sq m (420 sq ft) 186.80 sq m (2,012 sq ft)	5 years from 29.08.2005 R & I	£30,624 p.a. Holding Over

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

Total £63,024 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
Seller's Solicitor C Maxwell Esq, Hamlins. Tel: 0207 355 6000 Fax: 0207 518 9100 e-mail: cmaxwell@hamlins.co.uk