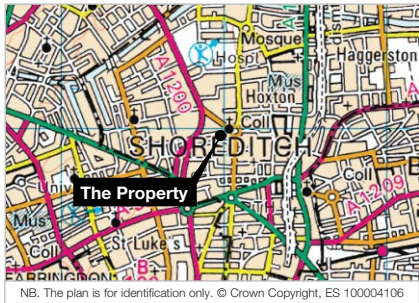


**London N1**  
**27-35**  
**Bevenden Street**  
**Shoreditch**  
**N1 6BH**

- **Freehold Workshop/Office Investment**
  - Let to Piper Models Ltd on a lease expiring 2023
  - Comprise 846 sq m (9,106 sq ft) on lower ground, ground and first floors
  - Rent Review 2013
  - No VAT
  - Current Rent Reserved
- £125,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

Bevenden Street lies some 3 miles north of Old Street Underground Station (Northern Line and First Capital Connect) roundabout, running east off the A1200 (East Road). The area is mainly residential directly opposite the subject property, with other commercial units adjacent and towards East Road.

Occupiers close by include Lewis Day on East Road.

### Description

The property is arranged on lower ground, ground and one upper floor to provide a self-contained workshop building over three floors with offices and meeting rooms on part ground floor. The property benefits from a loading bay fronting Bevenden Street.

The property provides the following accommodation and dimensions:

Lower Ground	212 sq m	(2,282 sq ft)
Ground	318 sq m	(3,423 sq ft)
First Floor	316 sq m	(3,401 sq ft)
<b>Total</b>	<b>846 sq m</b>	<b>(9,106 sq ft)</b>

## Tenancy

The entire property is at present let to PIPERS MODELS LTD for a term of 15 years 11 months from 24th June 2008 at a current rent of £125,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains repairing and insuring covenants.

## Tenant Information

Website Address: [www.pipers.co.uk](http://www.pipers.co.uk)

Pipers specialise in architectural models with offices in London and Abu Dhabi.

**VAT**

VAT is not applicable to this lot.

## Documents

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

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 16 London N1**.



