

London SE1

142 Tanner Street, Southwark SE1 2HG

- **Freehold Retail and Residential Ground Rent Investment**
- Located fronting the busy Tanner Street/Jamaica Road junction
- Shop lease expiring 2031 (1)
- Total Current Rents Reserved
£20,250 pa



Tenure

Freehold.

Location

Tanner Street (A200) connects the busy Jamaica Road (A200) and Druid Street (A200). Located on the eastern side of London Bridge Rail and Underground stations, the area is well served by public transport facilities, both National Rail services and the Northern Underground Line. Nearby Borough High Street also provides access to the City. London Bridge, Tower Bridge and the Shard are all within walking distance.

The property is situated in a small parade of local shops on the southern side of Tanner Street, close to its junction with Jamaica Road and Tooley Street. The property is opposite the desirable Shad Thames area and close to major transport links.

Occupiers close by include Co-operative Food, Kalmars Estate Agents and a number of local traders.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor shop, presently being used as a hot food takeaway, together with ancillary basement accommodation. There is residential accommodation on the three upper floors which has been sold off on long leases.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	K Altun (t/a Johnny's Fish Bar)	Gross Frontage (Inc. Entrance) 4.20 m Net Frontage 2.85 m Shop Depth 11.30 m Built Depth 16.3 m Ground Floor 59.30 sq m Basement 30.35 sq m	(13' 9") (9' 4") (37' 1") (53' 6") (638 sq ft) (327 sq ft)	20 years from 27.09.2011 (1) Rent review 01.05.2016 and every 5th year thereafter Effectively FR & I by way of contribution	£19,500 p.a.
142a	Individuals (2)	First Floor Flat	125 years from 01.03.2003	£250 p.a (3)	Rent Review 2016 outstanding
142b	Individual (2)	Second Floor Flat	125 years from 01.03.2003	£250 p.a (3)	
142c	Company (2)	Third Floor Flat	125 years from 01.03.2003	£250 p.a (3)	

(1) Tenant break option in 2021.

(2) Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the qualifying tenants.

(3) The rent of the three leases of the upper floors increases by £250 every 25 years except the final 25th anniversary

Total £20,250 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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