

London N1

27-35

Bevenden Street

Shoreditch

N1 6BH

- **Freehold Workshop/Office Investment**
 - Let to Pipers 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. There are rights in favour of third parties to park cars in part of the lower ground floor. Buyers are referred to the legal pack for clarification.

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) |
| Total | 846 sq m | (9,106 sq ft) |

Tenancy

The property is at present let to PIPERS MODELS LTD for a term of 15 years 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

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 68 London N1**.

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 Ms K Halsey, DLA Piper LLP. Tel: 0207 796 6196 Fax: 0207 796 6587 e-mail: karen.halsey@dlapiper.com

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2ND PAGE

