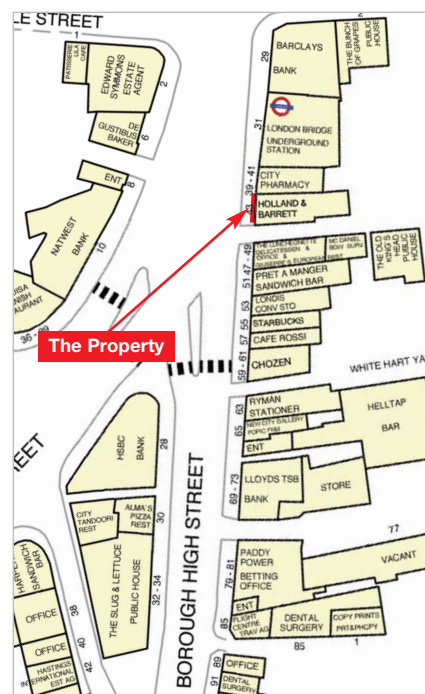


# London SE1 43 Borough High Street London SE1 1LZ

- **Long Leasehold Shop Investment**
- Let on a new 15 year lease to Holland & Barrett Limited, expiring 2027 without a break clause
- Busy locality very near London Bridge Underground Station directly opposite the Borough Market
- Rent Review 2017
- Current Rent Reserved  
**£132,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Leasehold. Held on a lease for 999 years from 29th September 2004 at a peppercorn rent. Fixed.

## Location

Southwark is an increasingly popular area of Central London close to London Bridge and The Borough, immediately to the south of the City of London. Communications to the area are good with Blackfriars Bridge providing direct access to the Embankment to the north and London Bridge providing access to the City. The A2 and A3 trunk roads are easily accessible. Public transport facilities are also good with Waterloo and London Bridge mainline and underground stations both within easy reach. London Bridge Underground Station is located on the Jubilee and Northern Lines giving excellent access to the West End (four stops to Green Park) and Canary Wharf (three stops). The property is situated to the north of the junction with Southwark Street after the entrance to London Bridge Underground Station. Occupiers close by include the popular Borough Market opposite, Pret a Manger, Barclays, NatWest and HSBC banks, Starbucks and Ryman's.

## Description

The property is arranged on basement and ground floors to provide a newly fitted shop unit with basement storage and staff ancillary accommodation. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

<b>Gross Frontage (includes entrance to upper floors)</b>	<b>6.80 m</b>	<b>(22' 4")</b>
<b>Net Frontage</b>	<b>4.90 m</b>	<b>(16' 1")</b>
<b>Shop Depth</b>	<b>11.60 m</b>	<b>(38' 1")</b>
<b>Built Depth</b>	<b>16.95 m</b>	<b>(55' 7")</b>
<b>Basement</b>	<b>30.5 sq m</b>	<b>(328.31 sq ft)</b>

## Tenancy

The property is at present let to HOLLAND & BARRETT RETAIL LIMITED for a term of 15 years from 27th March 2012 at a current rent of £132,500 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

## Tenant Information

For the year ended 30th September 2010, Holland & Barrett Retail Limited reported a turnover of £275.571 million, a pre-tax profit of £47.716 million, shareholders' funds of 92.042 million and a net worth of £91.532 million. (Source: riskdisk.com 22.04.2012.)

## VAT

VAT is applicable to this lot.

## Documents

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

## Viewings

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

In the subject box of your e-mail, please ensure that you enter **Lot 71 Borough High Street**.

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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