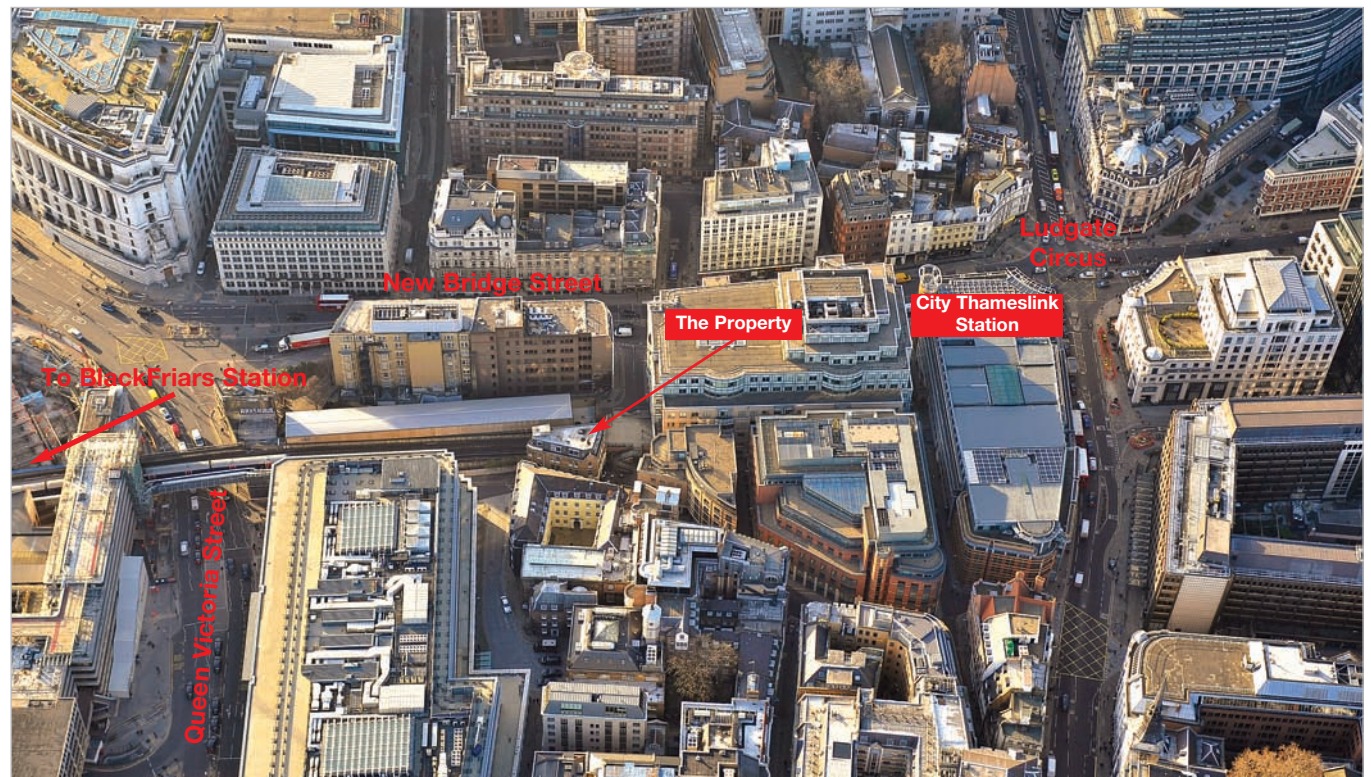


London EC4V

15-17 Blackfriars Lane EC4V 6ER

- **Freehold Restaurant and Office Investment**
- City location between Ludgate Hill and New Bridge Street
- Comprises restaurant with basement and three floors of offices above, 420.19 sq m (4,652 sq ft) in total
- Third floor of 98.66 sq m (1,062 sq ft) vacant
- No VAT applicable
- Restaurant Rent Review 2016
- Total Current Rents Reserved
£100,616 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

London is the capital of England and one of Europe's largest cities, with the City district being one of the principal financial centres of the world. This stand alone property is situated in a prominent position at the junction of Blackfriars Lane and Apothecary Street. Occupiers close by include The Society of Apothecaries, Seymour Solicitors and a wide range of office occupiers and restaurants.

Description

The property is arranged on basement, ground and three upper floors to provide a bar and restaurant on basement and ground floor, with three floors of self-contained offices above, accessed from Blackfriars Lane. The offices benefit from a lift serving each floor and toilets on the half landings and the third floor.

VAT

VAT is not applicable to this lot.

Buyer's Premium

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

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 74 London EC4V**.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor & Basement	Teetex Ltd (t/a Harry's Bar and Restaurant)	Gross Frontage	8.35 m	(27' 5")	19½ years from 25.12.2001 Rent review every 5th year FR & I	£53,000 p.a.	Rent Review 2016
		Net Frontage	7.45 m	(24' 5")			
		Splay Frontage	3.85 m	(12' 7")			
		Return Window Frontage	9.25 m	(30' 4")			
		Shop & Built Depth	8.45 m	(27' 8")			
		Basement	51.95 sq m	(559 sq ft)			
		Basement Customer WCs	14.50 sq m	(156 sq ft)			
		Ground Floor	91.15 sq m	(981 sq ft)			
First Floor	Integrated Developments (EU) Ltd (1)	First Floor Offices	94.00 sq m	(1,012 sq ft)	5 years from 18.04.2007 Limited repairing obligations	£22,616 p.a.	Reversion 2012
Second Floor	Hamilton Brown Business Graphics Ltd (2)	Second Floor Offices	94.00 sq m	(1,012 sq ft)	4 years from 16.05.2011 Limited repairing obligations Tenant break option 2013	£25,000 p.a.	Reversion 2015
Third Floor	Vacant	Third Floor Offices (3)	86.60 sq m	(932 sq ft)			
		Total	432.20 sq m	(4,652 sq ft)	Total £100,616 p.a.		

- (1) Rent deposit £5,654.
(2) Rent deposit £6,250.
(3) Not inspected by Allsop, area provided by the Vendor.

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 9111 e-mail: cmaxwell@hamlins.co.uk

