

London SE1

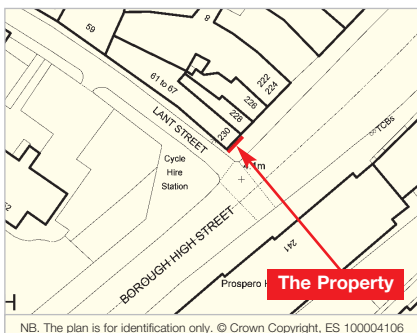
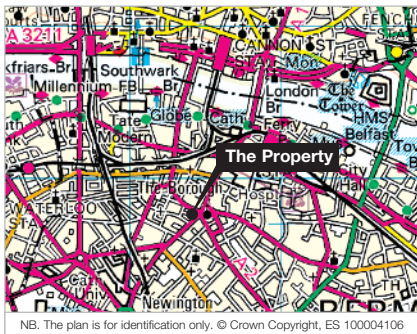
230A Borough High Street

Southwark

SE1 1JX

- Virtual Freehold Estate Agency Investment
 - Lease expires 2022
 - Increasingly popular area of London
 - Rent Review 2017
 - No VAT applicable
 - Current Gross Rent Reserved
- £21,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 999 years from 29th September 2000 (thus having some 985 years unexpired) at a peppercorn rent.

Location

Southwark is an increasingly popular area of London, close to London Bridge and Southwark Bridge, immediately south of the city of London. The area has been further enhanced as an office location by the development of the Shard.

The property occupies a prominent corner location on the north side of Borough High Street (A3) at the junction with Lant Street. Borough Underground Station (Northern Line) is close by.

Description

The property comprises a ground floor estate agency, with ancillary basement accommodation. The entrance to the estate agency is from Lant Street. The property forms part of a larger building not included in this lot.

The property provides the following accommodation and dimensions:

Gross Frontage	5.00 m	(16' 5")
Net Frontage	3.65 m	(11' 11")
Return Frontage	3.05 sq m	10' 10")
Shop & Built Depth	8.20 m	(26' 10")
Basement	37.50 sq m	(404 sq ft)
Ground Floor	32.00 sq m	(344 sq ft)

Tenancy

The property is at present let to LEONARD LEESE LIMITED for a term of 15 years from 26th September 2007 at a current rent of £21,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. A rent deposit of £4,250 is held by the landlord.

Tenant Information

Website Address: www.leonardleese.com
They have another branch at the Oval.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 67 Band C (Copy available on website).

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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