

London EC3R

8/9 Botolph Alley EC3R 8DR

- **Freehold Restaurant and Residential Ground Rent Investment**
- Restaurant/takeaway let on a lease expiring 2021
- City location close to Monument Tube Station and Eastcheap
- Current Rent Reserved

£26,250 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Botolph Alley runs east off Botolph Lane, approximately 50 metres south of the popular Eastcheap and approximately 100 metres north of Lower Thames Street.

The property is situated on the south side of Botolph Alley, approximately 150 metres east of Monument Tube Station. Occupiers close by include Citibank, HSBC, Tesco, Superdrug and Caffè Nero.

Description

The property is arranged on basement, ground and a number of upper floors to provide a kitchen and office in the basement with a number of retail/takeaway premises on the ground floor. The remainder of the building comprises five flats sold off on long leases.

VAT

VAT is not applicable to this lot.

Documents

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

Buyer's Premium

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

Floor.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Basement	Danieli Investments Ltd (t/a Organic Chic Peas) (1)	Gross Frontage (inc entrance to upper parts) 8.00 m (26' 3") Net Frontage 2.95 m (9' 8") Shop Depth 3.70 m (12' 2") Built Depth 4.70 m (15' 5") Basement 56.0 sq m (603 sq ft)	10 years from 05.11.2010 Rent review in 5th year FR & I	£25,000 p.a.	Rent Review 2015
Upper Floors	Various Individuals	Upper floors – 5 flats	Each let on similar lease for 125 years from 2011.	£1,250 p.a. (Total)	Flat Reversion 2136

(1) A rent deposit of £6,250 is held. The tenant also operates a restaurant in Canary Wharf

Total £26,250 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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