

London SW1

6 Upper Tachbrook Street Pimlico SW1V 1SH

- **Freehold Shop and Ground Rent Investment**
- Shop let to Fara Enterprises Limited on a lease expiring 2017
- Flats 2 & 3 Lease Reversion 2087
- No VAT
- Total Current Rents Reserved
£30,700 pa



Tenure

Freehold.

Location

Pimlico is a densely populated area of central London, midway between Sloane Square and Westminster. Underground and mainline services are available at Victoria Station.

The property is situated on Upper Tachbrook Street at its junction with Vauxhall Bridge Road.

Occupiers close by include Subway and William Hill amongst a variety of local occupiers.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor and basement charity shop with three flats above. The flats are sold off on long leases.

VAT

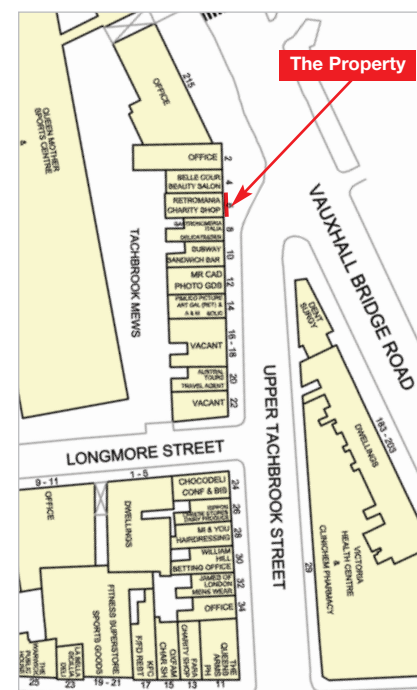
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating will be on the website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Fara Enterprises Ltd (1)	Gross Frontage (inc resi ent) 5.30 m Net Frontage 3.35 m Shop Depth 8.70 m Built Depth 12.60 m	(17' 5") (10' 11") (28' 6") (41' 4") 10 years from 15.12.2007 Rent review every 5th year	£30,500 p.a.	2012 Rent Review Outstanding (2)
Flat 1	An Individual	First Floor Flat	189 years from 30.11.1988	Peppercorn	Reversion 2177
Flat 2	An Individual	Second Floor Flat	99 years from 30.11.1988	£100 p.a.	Reversion 2087
Flat 3	An Individual	Third Floor Flat	99 years from 30.11.1988	£100 p.a.	Reversion 2087

(1) Website Address: www.faracharityshops.org. For the year ended 31st December 2012, Fara Enterprises Ltd reported shareholders' funds and a net worth of £68.159m. (Source: riskdisk.com 27.05.2014.). Fara has 50 charity shops in central and south-west London.

(2) Regarding the outstanding rent review, notice has been served at £42,500 pa.

NB. In respect of the flats the requisite notices under the Landlord & Tenant Act 1987 (as amended) have been served on the tenants.

Total £30,700 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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