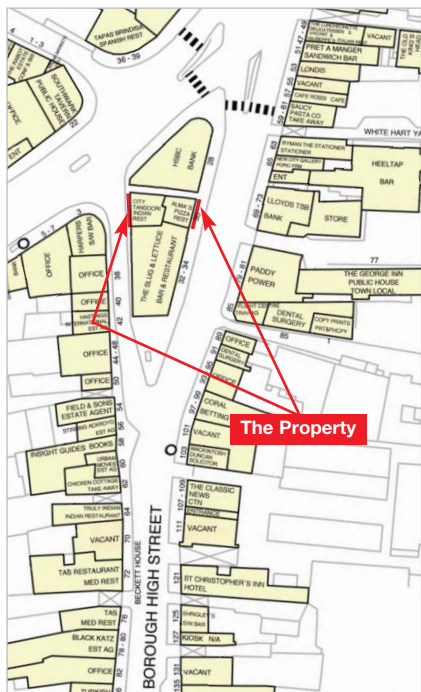


London SE1

30 Borough High Street and 1B Southwark Street Southwark SE1 1XU

- **Freehold Office and Restaurant Investment**
- Comprises restaurant and 3 floors of offices above
- Ground Floor Restaurant let on a lease expiring 2020
- No VAT applicable
- Potential for residential conversion (1)
- 209.5 sq m (2,255 sq ft) of vacant office accommodation
- Restaurant Rent Review 2015
- Total Current Rents Reserved **£36,950 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

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 Line giving excellent access to the West End (four stops to Green Park) and Canary Wharf (three stops).

The property is situated near the junction of Southwark Street and Borough High Street, within a short walk of London Bridge Station, Borough Market and the River Thames.

Occupiers close by include the Slug & Lettuce and HSBC and NatWest Banks.

Description

The property is arranged on basement, ground and three upper floors to provide a restaurant on ground floor, with three floors of offices above which benefit from self-contained access from Borough High Street. There is a ground floor unit and basement fronting Southwark Street which is Grade II Listed and has been sold off on a long lease.

(1) Planning

The upper floors may be suitable for conversion to residential subject to obtaining all the necessary planning and other consents. Local Planning Authority: Southwark. Tel: 0207 525 5000. 1B Southwark Street is Grade II Listed.

VAT

VAT is not applicable to this lot.

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 101 London SE1**.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	M & M Malaj (t/a Almas Pizza)	Gross Frontage (2)	7.65 m	(25' 2")	20 years from 26.12.2000 Rent review every 5th year R & I	£28,000 p.a.	Rent Review 2015
		Net Frontage	5.35 m	(17' 6")			
		Shop Depth	7.05 m	(23' 2")			
		Built Depth	11.60 m	(38' 1")			
		Ground Floor	54.00 sq m	(581 sq ft)			
First Floor, Front and Rear	Vacant	First Floor Offices	82.50 sq m	(888 sq ft)			
Second Floor, Front and Rear Suites	Vacant	Second Floor Offices	87.00 sq m	(936 sq ft)			
Third Floor Front	Vacant	Third Floor Offices	40.00 sq m	(431 sq ft)			
Third Floor Rear	Lincroft Associates Ltd	Third Floor Offices	45.50 sq m	(490sq ft)	5 years from 25.12.2007 R & I	£8,950 p.a.	Reversion 2012
1B Southwark Street	B Ahmed and R & G Uddin	Ground Floor Shop and Basement			999 years from 29.09.1998 R & I	Peppercorn	Reversion 2997

(2) Gross Frontage includes entrance to upper floors.
NB. The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's costs.

Total £36,950 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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