

# London SE17

## 289/291 Walworth Road

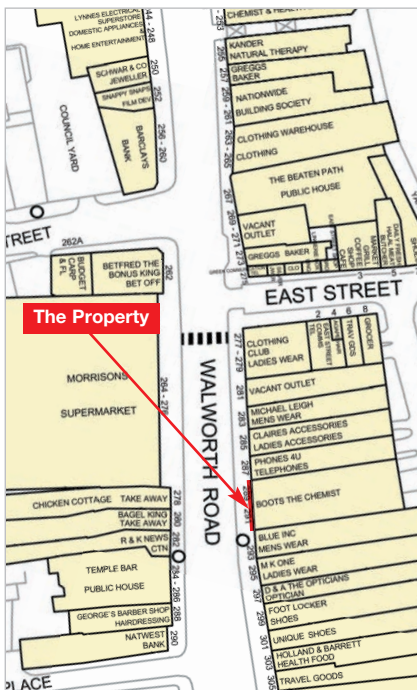
### Camberwell SE17 2TG

- Well Located Freehold Shop Investment
- Let to Boots UK Limited
- Densely populated South-East London suburb
- Development potential
- Reversion September 2013
- Current Rent Reserved **£98,000 pa**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

#### Location

Camberwell is a densely populated South-East London suburb located within the London Borough of Southwark, approximately 2 miles to the south of the City of London and accessible via Walworth Road (A215). Elephant & Castle Mainline and Underground Station and Kennington Underground are nearby. The property is well located on the east side of Walworth Road (A215), a thriving cosmopolitan area just south of the junction with East Street. Occupiers close by include Marks & Spencer, Morrisons, Nationwide, Barclays, Foot Locker and NatWest.

#### Description

The property is arranged on ground and one upper floor to provide a ground floor retail unit with staff accommodation to the rear and storage at first floor level.

The property provides the following accommodation and dimensions:

|                        |            |               |
|------------------------|------------|---------------|
| Gross Frontage         | 11.4 m     | (37' 5")      |
| Net Frontage           | 10.3 m     | (33' 9")      |
| Shop Depth             | 23.4 m     | (76' 9")      |
| Built Depth            | 31.3 m     | (102' 8")     |
| Ground Floor Sales     | 221.7 sq m | (1,386 sq ft) |
| Ground Floor Ancillary | 28.7 sq m  | (309 sq ft)   |
| First Floor            | 173.4 sq m | (1,866 sq ft) |
| Total                  | 423.8 sq m | (3,561 sq ft) |

#### Tenancy

The entire property is at present let to BOOTS UK LTD for a term of 5 years from 11th September 2008 at a current rent of £98,000 per annum, exclusive of rates. The lease contains full repairing and insuring covenants.

#### Tenant Information

No. of Branches: 2,500.

Website Address: [www.boots-uk.com](http://www.boots-uk.com)

For the year ended 31st March 2010, Boots UK Ltd reported a turnover of £6.303bn, a pre-tax profit of £337m and a net worth of £313m. (Source: riskdisk.com 10.01.2011.)

#### Planning

In November 2006, planning was granted to create seven residential flats by extending the property and creating two further floors. The consent has subsequently expired and all purchasers should make their own enquiries with the local planning authority to ascertain whether a new application would be granted subject to all the necessary consents. All enquiries should be made to Southwark Council Planning Enquiries.

Tel: 0207 525 5403.

#### VAT

Please refer to the Special Conditions of Sale.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 9 London SE17**.

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** Mr Jonathan Pugh-Smith, Berwin Leighton Paisner LLP. Tel: 0203 400 1000 Fax: 0203 400 1111  
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