



Freehold.

Tanner Street (A200) connects the busy Jamaica Road (A200) and Druid Street (A200). Located on the eastern side of London Bridge Rail and Tube Stations, the area is well served by public transport facilities, both National Rail Services and the Northern Underground Line. Nearby Borough High Street also provides access to the City. London Bridge, Tower Bridge and the Shard are all within walking distance.

The property is situated in a small parade of local shops on the southern side of Tanner Street close to its junction with Jamaica Road and Tooley Street. The property is opposite the desirable Shad Thames area and close to major transport links. Occupiers close by include Co-Operative Food, Kalmars Estate Agents and a number of local traders.

The property is arranged on basement, ground and three upper floors to provide a ground floor shop, presently being used as a hot food takeaway, together with ancillary basement accommodation. There is residential accommodation on the three upper floors which have been sold off on long leases.

VAT is applicable to this lot.

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

For EPC Rating please see website.

Total £20,250 p.a.

(3) Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants.

