

## **Tenure**

Freehold.

# Location

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.

### **Description**

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

VAT is applicable to this lot.

## **Documents**

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

# **Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms		Next Review/ Reversion
Shop	E Aydin (t/a Johnny's Fish Bar) (2)	Net Frontage Shop Depth Built Depth Ground Floor 59.		(13' 9") (9' 4") (37' 1") (53' 6") (638 sq ft) (327 sq ft)	20 years from 27.09.2011 (1) Rent review every fifth year FR & I	£19,500 p.a.	Rent Review 2016
First, Second & Third Floors	3 Individuals (3)	Three x 1 Bedroom Flats (Not in accommodation provided by Ve			Long Leasehold approximately 114 years remaining	Ground Rent £750 p.a. (3 x £250)	Reversion 2128

(1) Tenant break option in 2021.

(2) We understand from our client that the tenant, prior to taking their current lease of this premises in 2011, ran their business from another local premises for 15 years

premises for 15 years.
(3) Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants.

Total £20,250 p.a.

# London SE1 142 Tanner Street, Southwark SE1 2HG

- Freehold Retail and Residential Ground Rent Investment
- Located fronting the busy Tanner Street/Jamaica Road junction
- Local business established for over 17 years (2)
- Shop lease expiring 2031 (1)
- Shop Rent Review 2016
- Total Current Rents Reserved

£20,250 pa



