

London SW7

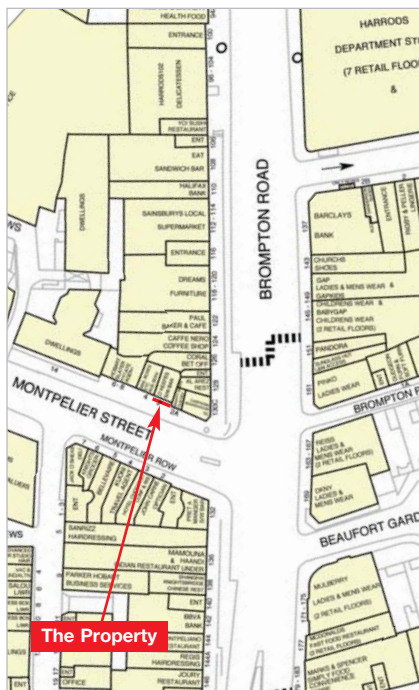
2 Montpelier Street Knightsbridge SW7 1EX

- Freehold Shop and Ground Rent Investment
- Prosperous Knightsbridge location
- Shop let on lease expiring 2015
- Shop rent rises to £44,750 in 2014
- No VAT applicable
- Total Current Rents Reserved

£42,800 pa

**Shop Rent Rises to
£43,000 pa in 2012,
£44,000 pa in 2013 and
£44,750 pa in 2014**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Knightsbridge is one of Central London's exclusive locations providing first class shopping facilities centred around Harrods, Brompton Road and Sloane Street as well as high value residential accommodation. Public transport links are excellent with Knightsbridge Underground Station (Piccadilly Line) and numerous bus routes serve the area from Brompton Road (A4). The property is situated on the east side of Montpelier Street, which runs north off Brompton Road where many well known such as Mulberry, Armani and Harrods are located. Other occupiers close by include Kuoni Travel, Reiss, DKNY, Bonhams Auctioneers, and Harrods.

Description

The property is arranged on basement, ground and three upper floors to provide a sandwich shop on ground and basement floors with self-contained residential accommodation above that has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

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

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|---------------------------|--|--|--|------------------------|---|
| Ground Floor and Basement | V N & C Dilanchian (t/a O'Keefe's Sandwich Bar) | Gross Frontage 5.40 m (17' 8") Net Frontage 3.45 m (11' 4") Shop Depth 5.80 m (19') Basement 24.50 sq m (264 sq ft) Basement Vaults 7.00 sq m (75 sq ft) | 14 years from 17.04.2001 FR & I | £42,500 p.a. | Fixed Increases 2012 to £43,000 p.a. 2013 to £44,000 p.a. 2014 to £44,750 p.a. |
| First to Third Floors | Individual | First – Third Floor Residential | 125 years from 15.04.2008 Rent doubles every 25 years | £300 p.a. | Fixed increase in 2033 |

NB – Gross frontage includes entrance to maisonette.

Total £42,800 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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