

London SE1

47-57 Baylis Road

Waterloo

SE1 7AU

- **Leasehold Retail Parade Investment**
 - Comprising six lock-up shops
 - Within close proximity of Waterloo Station
 - Well located in the densely populated London suburb of Lambeth
 - No VAT applicable
 - Total Current Rents Reserved
- £68,750 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 125 years from 26th March 2006 (thus having some 113 years unexpired) at a ground rent of a peppercorn.

Location

Baylis Road (B300) provides a link between Waterloo Road (A301) and Kennington Road (A23), immediately to the south of Waterloo Station on London's South Bank.

The property is located on the eastern side of Baylis Road (B300), in between its junctions with Frazier Street and Coral Street. Waterloo Station lies less than 250 metres to the north of the property.

The busy and lively Lower March is a short distance to the east and occupiers include Betfred, Boots, Greggs and many cafés and bars, whilst The Old Vic theatre is to the north.

Description

The property comprises a parade of shops arranged on ground floor only to provide six lock-up shops. The property forms part of a larger building, the remainder of which is not included in the sale.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

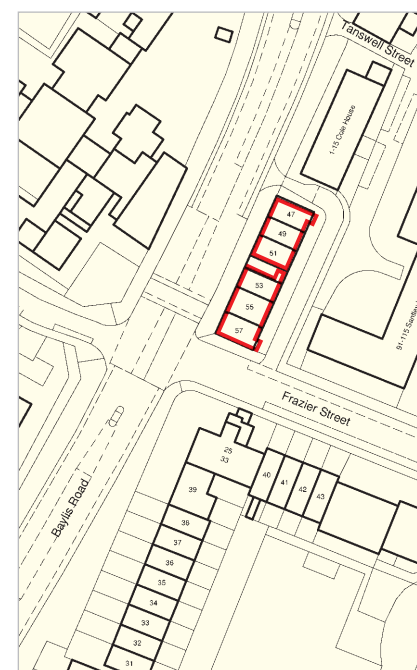
For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
47	De-Lady Salon Ltd	Ground Floor 27.85 sq m (300 sq ft)	15 years from 29.07.2010 Rent review every 5th year FR & I	£10,500 p.a.	Rent Review 2020
49	White Stone Property Ltd	Ground Floor 26.60 sq m (287 sq ft)	15 years from 05.05.2016 Rent review every 5th year FR & I	£12,000 p.a.	Rent Review 2021
51	Mr M Apopalzai and Mr Mehboob Ali Khan	Ground Floor 36.50 sq m (393 sq ft)	15 years from 01.05.2007 Rent review every 5th year FR & I	£8,000 p.a.	Reversion April 2022
53	Mr G Barry & Mr R Kersburg	Ground Floor 39.45 sq m (425 sq ft)	10 years from 01.06.2008 Rent review every 3rd year FR & I	£13,000 p.a.	Reversion May 2018
55	Mr W Lee	Ground Floor 28.40 sq m (306 sq ft)	15 years from 25.04.2017 Rent review every 5th year FR & I	£16,500 p.a.	Rent Review 2022
57	Lebanese Grill Waterloo UK Ltd	Ground Floor (1) 26.83 sq m (289 sq ft)	20 years 9 months expiring 22.03.2030 Rent review every 4th year FR & I	£8,750 p.a.	Rent Review 2018

(1) Area provided by the vendor.

Total £68,750 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
Seller's Solicitor M Andreou Esq, AK Law. Tel: 0208 280 0810 e-mail: milton@ak-law.co.uk

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