



### SITUATION

Located in this sought after cosmopolitan area, close to the junction with Weston Street, and within this tranquil setting amongst a mixture of commercial and residential occupiers with **Guy's Hospital** and **The Shard** office development nearby.

Borough lies approx 1/2 mile from Tower Bridge and the City and is well served by public transport with London Bridge Station (Main Line and Northern Line) and Borough Underground Station (Northern Line) in close proximity.

### TENANCIES & ACCOMMODATION

| Lot   | Property                                       | Accommodation   | Lessee & Trade  | Term   | Ann. Excl. Rental | Remarks  |
|---|--|---|---|--|-------------------|--|
| <b>Lot 67</b><br><b>Guide Price</b><br><b>£140,000</b><br><b>- £150,000</b> | No. 38<br>(Ground Floor<br>Shop &<br>Basement) | <b>Ground Floor Shop</b><br>Gross Frontage 15'2"<br>Internal Width 14'1" (max)<br>Shop Depth 13'0"<br>Built Depth 24'9"<br><b>Basement</b><br>Area Approx 295 sq ft<br>WC                               | <b>M &amp; T Hair Ltd</b><br><b>t/a Malishi Hair</b><br><b>Design</b> | 10 years<br>from<br>18th March 2010<br><b>(In occupation</b><br><b>since 2005)</b> | <b>£13,000</b>    | Effectively FRI (service charge capped at £3,000 p.a.)<br><b>Rent Review 2015</b><br><b>Note 1: £3,249.62</b><br><b>rent deposit held</b><br><b>Lease outside s.24-28</b><br><b>of L &amp; T Act 1954</b>  |
| <b>Lot 68</b><br><b>Guide Price</b><br><b>£140,000</b><br><b>- £150,000</b> | No. 39<br>(Ground Floor<br>Café &<br>Basement) | <b>Ground Floor Café</b><br>Gross Frontage 19'0"<br>Internal Width 17'10"<br>Shop Depth 23'3"<br>Built Depth 31'0"<br>WC<br><b>Basement Store</b><br><b>(trap door access)</b><br>Area Approx 350 sq ft | <b>Mr Allall t/a The</b><br><b>Bridge Café</b>                        | 15 years<br>from<br>13th March 2006  | <b>£13,200</b>    | Effectively FRI<br><b>Rent Review March</b><br><b>2011 (Outstanding</b><br><b>- Landlord quoted</b><br><b>£15,750 p.a.) and</b><br><b>2016</b><br><b>Note 2: £3,392.40</b><br><b>rent deposit held</b><br><b>Lease outside s.24-28</b><br><b>of L &amp; T Act 1954</b> |

**Note 3: The purchaser will pay 1% plus VAT per lot on the purchase price towards the Vendor's sales costs.**

The Surveyors dealing with these properties are  
**JONATHAN ROSS** and **STEVEN GROSSMAN**

### PROPERTIES

Forming part of a terraced building comprising **2 Ground Floor Shops each with Basements.**

**VAT is NOT payable in respect of these Lots**

### TENURE

**Each Leasehold for a term of 999 years from completion at a peppercorn ground rent.**

### VENDOR'S SOLICITORS

Eversleys - Tel: 020 7607 0001

Ref: S. Appleman Esq - Email: stuartappleman@eversleys.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) per lot upon exchange of contracts