



SITUATION

Located in this sought after cosmopolitan area at the junction with Snowsfields, 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 (Mainline and Northern Line) and Borough Underground Station (Northern Line) in close proximity.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Corner Shop** with internal and separate front access to a **Basement**.

VAT is NOT payable in respect of this Lot

TENURE

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

ACCOMMODATION

Ground Floor Shop

Total Gross Frontage	49'3"
Internal Width	20'11"
Shop Depth	25'1"
WC	

Basement

Kitchen/Storage Area	Approx 400 sq ft
WC	

TENANCY

The property is let on an effectively full repairing and insuring lease to **Laystall Limited t/a William Hill (Holding Company – William Hill Organization Limited)** (having approx. **2,300 branches**) for a term of 10 years from 29th September 2003 at a current rent of **£23,000 per annum** exclusive.

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

£23,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

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) upon exchange of contracts