



### 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.

### PROPERTIES

Forming part of a terraced building comprising **2 Ground Floor Shops each with Basements (No. 43 also has separate front access to the Basement)**.

**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.**

### TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 47</b> <b>Guide Price</b> <b>£140,000</b> <b>- £150,000</b>	No. 42 (Ground Floor Café & Basement)	<b>Ground Floor Café</b> Gross Frontage 14'11" Internal Width 13'9" narrowing to 10'10" Shop Depth 24'7" Built Depth 36'7" WC <b>Basement Prep &amp; Store</b> Area Approx 138 sq ft	<b>F. Hadjbenamane</b> <b>(Café)</b>	15 years from 7th June 2005	<b>£12,500</b>	Effectively FRI <b>Rent Review 2015</b> <b>Note 1: £3,278.30</b> <b>rent deposit held</b> <b>Lease outside s.24-28</b> <b>of L &amp; T Act 1954</b>
<b>Lot 48</b> <b>Guide Price</b> <b>£140,000</b> <b>- £150,000</b>	No. 43 (Ground Floor Shop & Basement)	<b>Ground Floor Shop</b> Gross Frontage 19'3" Internal Width 13'2" Shop & Built Depth 23'10" WC <b>Basement Store</b> Area Approx 140 sq ft (plus additional room - not inspected)	<b>S. Ghani</b> <b>(Convenience</b> <b>Store)</b>	5 years from 24th July 2009	<b>£13,000</b>	Effectively FRI <b>Note 2: £3,250 rent</b> <b>deposit held</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**

#### 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