



### 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 55</b> <b>Guide Price</b> <b>£140,000</b> <b>- £150,000</b>	No. 40 (Ground Floor Shop & Basement)	<b>Ground Floor Shop</b> Gross Frontage 18'10" Internal Width 14'4" widening at rear to 17'9" Shop Depth 23'4" Built Depth 31'0" <b>Basement Store</b> Area Approx 310 sq ft WC	<b>Aquarium Architecture Ltd</b> (Aquarium designers)	3 years from 7th March 2010	£14,000	Effectively FRI <b>Note 1: The Tenant did not activate their September 2011 Break Clause.</b> <b>Note 2: £3,500 rent deposit held</b>
<b>Lot 56</b> <b>Guide Price</b> <b>£140,000</b> <b>- £150,000</b>	No. 41 (Ground Floor Shop & Basement)	<b>Ground Floor Shop</b> Gross Frontage 15'2" Internal Width 13'11" (max) Shop Depth 24'3" Built Depth 36'2" WC <b>Basement Treatment Rooms</b> Area Approx 345 sq ft	<b>Carrarini Wellness Ltd</b> (Naturopathic nutritional therapy)	5 years from 18th December 2008	£12,500	IRI plus capped contribution of £200 p.a. to external repair <b>Note 3: £3,250 rent deposit held</b>

**Note 4: 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 (No. 40 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.**

### 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