62/64 Weston Street, Borough, London SE1 3SU

Guide Price £275,000

6 WEEK COMPLETION

SITUATION
Located in this sought after cosmopolitan area close to the junction with Snowsfields, adjacent to **William Hill**, 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 ½ 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 **Double Ground Floor Restaurant** with internal access to a **Basement Dining Room, Kitchen and Ancillary Areas**.

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 Double Restaurant

Gross Frontage	38'11"
Internal Width	28'7"
Restaurant Depth	30'10"
Built Depth	44'0"
Store Area	Approx 85 sq ft
2 WCs	

Basement

Private Dining Room Area	Approx 105 sq ft
Kitchen Area	Approx 355 sq ft
Ancillary Area	Approx 310 sq ft

TENANCY
The property is let on an effectively full repairing and insuring lease to **Fusion Table Limited as a Fusion Restaurant** for a term of 15 years from 1st September 2011 at a current rent of **£32,500 per annum** exclusive.

Rent Review 2016

Note 1: There is a £8,125 Rent Deposit held.

Note 2: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

£32,500 per annum

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

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