

CONTEMPORARY STUDIO STYLE OFFICE INVESTMENT FOR SALE



GROUND FLOOR, 166A TOWER BRIDGE ROAD LONDON SE1 3LZ APPROX. 1,275 SQ FT (118.45 SQM)

LOCATION

The premises are prominently located on Tower Bridge Road, close to the junction with Tanner Street and just to the east of the popular and vibrant Bermondsey Street.

The immediate local area provides high quality residential property with numerous office and retail buildings together with bars, cafes and restaurants. The redeveloped London Bridge mainline and underground stations with new entrance/exit on St Thomas Street is within a short walk, as are the high profile schemes at 'morelondon', 'Bermondsey Square' and 'The Shard'.

DESCRIPTION

Comprises a modern studio style self-contained office on the ground floor with own entrance in this mid-terrace attractive period former warehouse building.

Arranged as a main open plan office plus galley style kitchen, storage/server room, separate male and female w.c.s and shower.

Benefits from dual office and retail use (not cooking).

ACCOMODATION

Approx. 1,275 sq ft (118.45 sqm) NIA.

166 A TOWER BRIDGE ROAD, LONDON SE1

AMENITIES

- Air Conditioning
- Central Heating
- Suspended linear LED lighting
- Solid wood flooring
- Underfloor data and power with floor boxes
- Windows front and rear, giving excellent natural light
- Security shutters



TENANCY

Let to NU Creative Limited by way of a five year lease from 25th October 2022 with a mutual option to determine the lease after three years. Outside the Landlord & Tenant Act. Rent £54,000 per annum. Rents are exclusive of all outgoings and VAT is applicable. A rent deposit of £14,400 (inc. VAT) is held.



PROPOSAL

The unit is offered for sale by way of the existing long leasehold for 999 years from December 2002 at a ground rent of £150 pa doubling in 2035 and every 35 years thereafter.

PRICE

Offers invited over £750,000 for the long leasehold, subject to the existing tenancy. We understand VAT will be payable on the sale price

BUSINESS RATES

The current Rateable Value is £37,750.

SERVICE CHARGE

Approx. £1.44 per sq ft per annum.

ENERGY PERFORMANCE

EPC Asset Rating = 64 (Band C).

FURTHER DETAILS

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