

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

GROUND FLOOR E-CLASS UNIT INVESTMENT FOR SALE



UNIT A 16-18 MARSHALSEA ROAD LONDON SE1 1HL APPROX. 1,310 SQ FT (121.7 SQM)

LOCATION

Located on the northern side of Marshalsea Road, just to the west of the junction with Borough High Street and within 125m of Borough Underground station (Northern line). The redeveloped London Bridge station is also within a short walk and the property is close to the popular Borough Market and the various attractions of the Bankside locality.

The surrounding area is a highly popular residential, business and tourist locality; with extensive recent developments providing a vibrant mix of restaurants, bars, offices and apartments.

DESCRIPTION

Comprises a self-contained corner ground floor unit with own entrance from street level, forming part of this attractive modern mixed-use building with residential apartments above.

Unit A is let to a Jiu Jitsu school and is arranged as a main open plan space with storage rooms, changing room and shower plus w.c.s around the perimeter.

The overall approximate floor area is 1,310 sq ft (121.7 sqm).

UNIT A, 16-18 MARSHALSEA ROAD, SE1

TENANCY

The property is let to Carpe Diem BJJ Ltd for a term of five years from 14th September 2022 at a rent throughout the term of £55,000 per annum, exclusive of all outgoings.

There is a rolling mutual break option from 14th September 2024 on giving not less than six months prior notice.

Tenants full repairing terms within the demise.

The permitted use is as a dojo and mixed martial arts facility within Use Class E(d) or retail use within Use Classes E(a) and E(c) or offices within Use Class E(g).

Lease is outside the Landlord & Tenant Act.

Carpe Diem BJJ Ltd were established in November 2016.

PROPOSAL

The unit is offered for sale by way of a new 999 year leasehold with a peppercorn ground rent

Offers are sought in the region of £785,000.

This reflects a gross initial yield of 7%.

VAT is applicable.

BUSINESS RATES

The new Rateable Value is £48,500.

ENERGY PERFORMANCE

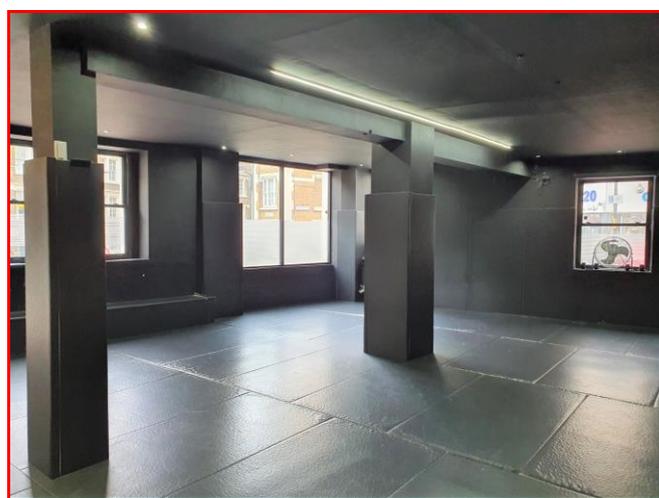
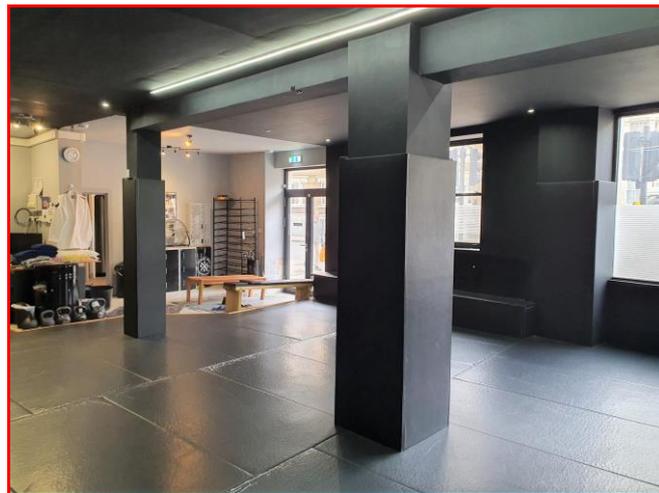
EPC Asset rating = 68 (Band C).

FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk

www.fieldandsons.biz



UNIT A 16-18 MARSHALSEA ROAD – LOCATION PLAN



IMPORTANT NOTICE

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.