



UNIT A BOROUGH PLACE

**GROUND FLOOR UNIT A,
16-18 MARSHALSEA ROAD, LONDON, SE1 1HL**

SELF CONTAINED, INCOME PRODUCING, VIRTUAL FREEHOLD UNIT

FLEXIBLE USE CLASS CLASS E

KOOPMANS

PROPERTY INVESTMENT | ASSET MANAGEMENT

INVESTMENT SUMMARY

- Central London Location
- Located in Southbank close to London Bridge Station, Borough High Street and Borough Market.
- Ground floor self contained unit.
- New Virtual Freehold interest to be granted from completion.
- Let to Carpe Diem BJJ Ltd to September 2027, paying £55,000 pax.
- Mutual break option on 6 months notice
- Of interest to both Investors and Owner Occupiers.

Guide price of £575,000 which equates to an attractive NIY of 9.11% and a Capital Value of £438 psf



LOCATION

The Property is prominently located on the northern side of Marshalsea Road, less than 1 minutes walk to Borough Tube Station (Northern Line) and the junction with Borough High Street.

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 South Bank has become one of London's most popular and desirable office locations in recent years benefiting from outstanding transport communications as well as numerous cultural and leisure amenities.

There is an excellent selection of lunchtime food options in the locality including the daily Tabard Square street food market within a short walk.

DESCRIPTION

The property is a self-contained ground floor unit, currently used as a martial arts studio. Internally there is a large open plan studio as well as WC and changing facilities. The current tenant has fitted out the space with soft mats for the studio.

PLANNING

Planning permission was granted in 2017 for a change of use from existing A1/A2 use to flexible A1/A2/D2. With the updated Use Class Order we understand that the property now benefits from flexible Class E(a) / E(c) and E(d) (gym only). Interested parties should rely on their own enquiries.

ACCOMMODATION

The property comprises the following GIA floor areas:
121.70 sq m / 1,310 sq ft

TENANCY

The property is let to Carpe Diem BJJ Limited. They have been in occupation since 2017 and renewed their lease in 2022.

The lease is for a term of 5 years from 14th September 2022 at an annual rent of £55,000 pax. The lease is effective FRI and contracted outside of the Landlord & Tenant Act 1954. There is a mutual option to break the lease on 6 months written notice.

For more information on the Tenant see their website <https://www.carpediembjj.co.uk/>

There is a rent deposit of £27,500 plus VAT



TENURE

A new 999 year Long Leasehold will be granted by the Freeholder on completion, at a peppercorn ground rent.

PROPOSAL

Guide price of £575,000 which equates to an attractive NIY of 9.11% and a Capital Value of £438 psf.

EPC

Rating C

VAT

VAT is applicable. The transaction can be structured as a TOGC if applicable

AML / MONEY LAUNDERING

Any purchaser will be required to provide full AML / KYC documents.

MORE INFO

For more information and to arrange an inspection please contact Sole Agent- Koopmans

Eli Younger

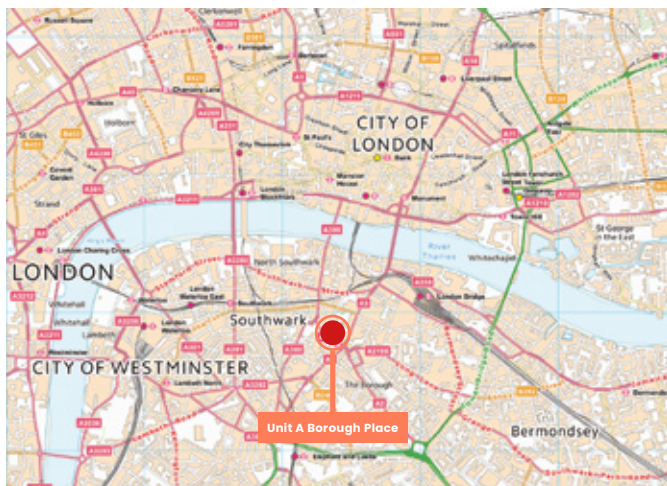
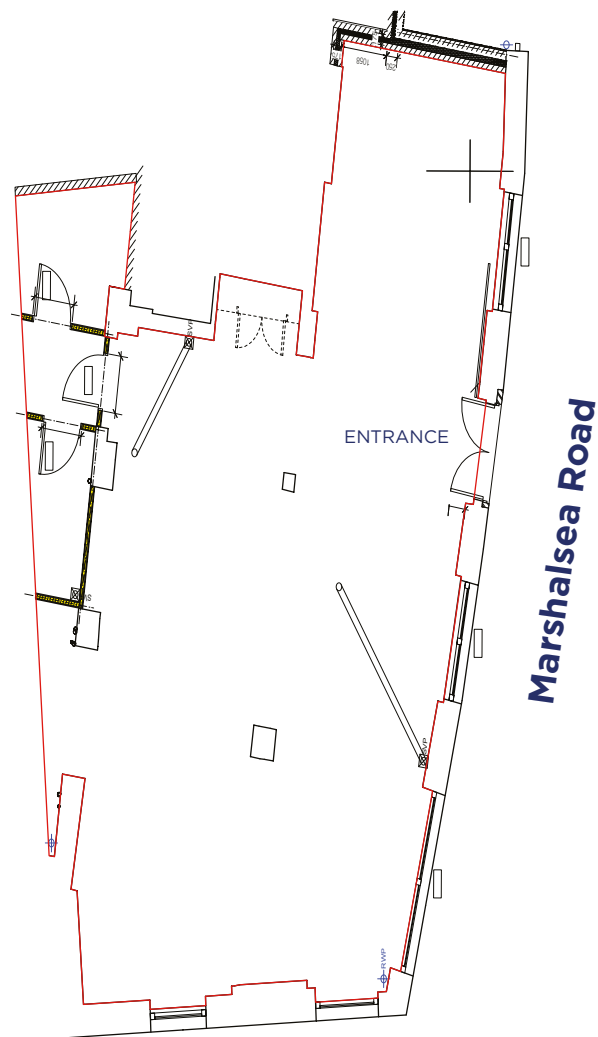
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FLOORPLAN

FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE



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