

131-133 Whitecross Street, Nr The Barbican, **London, EC1Y 8JL**

Freehold Central London Retail and Residential Investment





Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground Basement	Retail/Takeaway Ancillary	55.70 sq m 32.00 sq m	(600 sq ft) (1) (344 sq ft) (1)	INDIVIDUAL t/a Barbican Express Pizza	25 years from 08/10/2008 until 07/10/2033	£28,500	24/06/2022 24/06/2027 07/10/2033
First Second Third	Residential (1 bed) Residential (1 bed) Residential (1 bed)	57.13 sq m 46.92 sq m 46.92 sq m	(615 sq ft) (505 sq ft) (505 sq ft)	MINTLAND PROPERTIES LIMITED	3 years from 01/09/2020 until 31/08/2023	£43,929.60	-
Total	238.67 sq m (2,569 sq ft)					£72,429.60	

(1) The floor areas stated above for the ground floor and basement have been published by the Valuation Office Agency.



Lot 8

£72,429.60 Per Annum

Key Details

- Shop let to tenant trading as Barbican Pizza until October 2033 (no breaks)
- · Includes three self contained flats
- Vibrant historic location 600m north of the City of London
- Close to Queen Mary University of London, City University and East London Tech City
- · VAT-free London Investment

Location

Miles: 600 metres north west of Moorgate Underground Station 450 metres north-east of Barbican Underground Station 850 metres miles north-west of Liverpool Street

Liverpool Street

Roads: A1, A10, A501 (Inner Ring Road)

Rail: Barbican Underground, Old Street
Underground, Moorgate Underground,
Liverpool Street Main line and Underground

Air: London City, London Heathrow,

Situation

The property is situated on the west side of the busy Whitecross Street some 600m north of the London Wall and the City of London. The iconic and fashionable Barbican Cultural Arts Centre and residential estate is some 250 metres south of the property. The locality benefits from its proximity to Queen Mary University of London, City University and fast growing East London Tech City at Old Street. Nearby retailers include Waitrose, Pret A Manger and a number of independent shops, cafe's and restaurants. Major office occupiers are to numerous to list but include the law firms, Slaughter and May, Linklaters and Addleshaw Goddard.

Description

The property comprises a lock up shop with retail accommodation on the ground floor with ancillary accommodation in the basement. The three upper floors each accommodate a single one bedroom self contained flat which are accessed separately from Whitecross Street.

Tenure

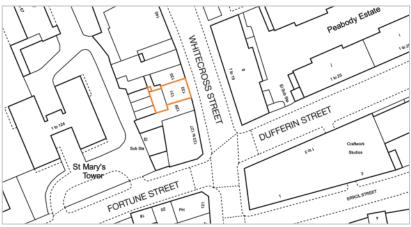
Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

C (shop). See legal pack at www.acuitus.co.uk.





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