

Lot 8

£72,429.60 Per Annum
Exclusive

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	Retail/Takeaway	55.70 sq m (600 sq ft) (1)	INDIVIDUAL t/a	25 years from	£28,500	24/06/2022
Basement	Ancillary	32.00 sq m (344 sq ft) (1)	Barbican Express Pizza	08/10/2008 until 07/10/2033		24/06/2027 07/10/2033
First	Residential (1 bed)	57.13 sq m (615 sq ft)	MINTLAND	3 years from	£43,929.60	-
Second	Residential (1 bed)	46.92 sq m (505 sq ft)	PROPERTIES	01/09/2020 until		
Third	Residential (1 bed)	46.92 sq m (505 sq ft)	LIMITED	31/08/2023		
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
Exclusive

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

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 too 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.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Seller's Solicitors: Solomon Taylor & Shaw
Gary Phillips
+44 (0)207 317 8680
gary@solts.co.uk