

RARE FREEHOLD INVESTMENT OPPORTUNITY
NEAR TO LONDON BRIDGE



GAINSFORD
STREET



LONDON SE1 2NE

THE OPPORTUNITY

Freehold Interest

1,321 Sq Ft (NIA) over lower ground, ground and three upper floors

Ground & Lower Ground floors let to Manuel Guerra Skin Care Limited. Lease expires in 31st October 2023 paying a rent of £11,500 per annum

Seeking offers in excess of £850,000 (Eight Hundred and Fifty Thousand Pounds). Subject to Contract



Second Floor



SPECIFICATION

-  Self-contained with a private entrance
-  Mainly open plan floor space
-  Excellent natural light on two elevations
-  Two WCs on the second floor
-  Open plan kitchen on the second floor
-  Excellent floor to ceiling heights (ground floor)
-  Three private rooms (lower ground floor)
-  Superb transport links

THE SPACE

1 Gainsford Street is situated on the North side of the road, on the corner of Gainsford Street and Horselydown Lane.

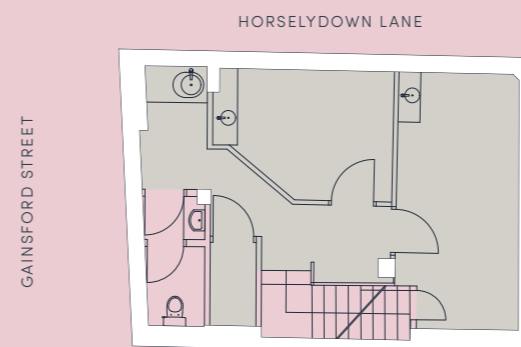
The Lower Ground and Ground floors are let to a skin care clinic, measuring a total of 574 sq ft. The ground floor is mainly in an open plan configuration and benefits from great ceiling height. The Lower Ground floor is currently split into 3 separate areas.

The 1st, 2nd and 3rd floors are fully self-contained and accessed via a separate private entrance. All three of the upper floors are in an open plan configuration and benefit from excellent natural light.

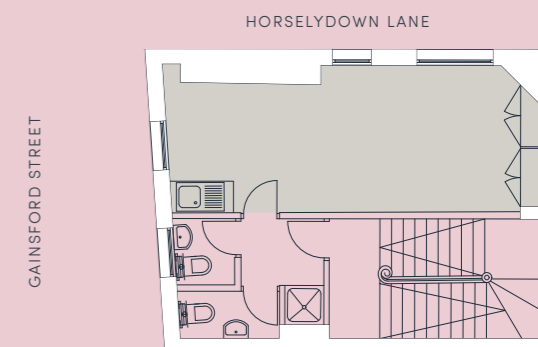


3rd Floor

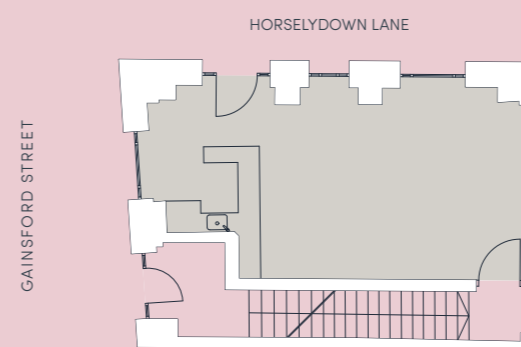
L GROUND FLOOR 281 sq ft / 26.1 sq m



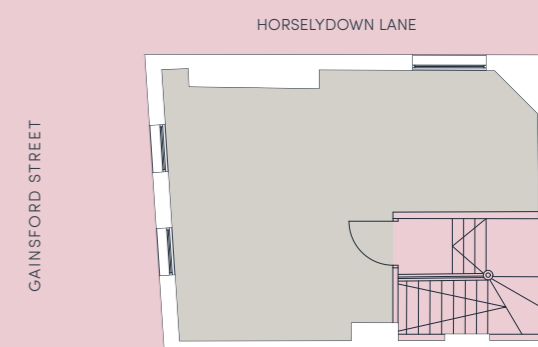
SECOND FLOOR 199 sq ft / 18.5 sq m



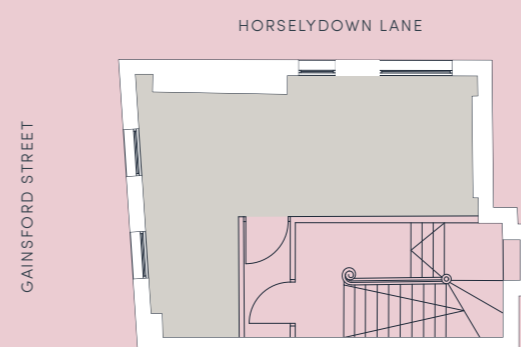
GROUND FLOOR 293 sq ft / 27.2 sq m



THIRD FLOOR 315 sq ft / 29.3 sq m



FIRST FLOOR 233 sq ft / 21.6 sq m



SCHEDULE OF AREAS

| FLOOR | SQ FT | SQ M |
|--------------|--------------|---------------|
| Third | 315 | 29.3 |
| Second | 199 | 18.5 |
| First | 233 | 21.6 |
| Ground | 293 | 27.2 |
| Lower Ground | 281 | 26.1 |
| TOTAL | 1,321 | 122.72 |

Plan not scale, for indicative purposes only.



LOCATION

The building is within a 10 minute walk of Borough Market, Butlers Wharf, Bermondsey Street and Maltby Street Market providing a variety of restaurants, street food, bars and cafes.

The property is very well connected, with a variety of transport links to central London and located within close proximity to local bus routes and London Underground stations.

The building is also conveniently located outside of the Congestion Charge Zone.



LONDON BRIDGE

11 Mins

BERMONDSEY

12 Mins

TOWER HILL

13 Mins

FENCHURCH STREET

14 Mins

Viewings
Strictly through sole agents.

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