

FREEHOLD SHOP INVESTMENT

8.8% YIELD

FOR SALE

525 SQ FT (49 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



98 TOWER BRIDGE ROAD SE1 4TP



LOCATION:

The property fronts this very busy main road in a fast improving area which is sandwiched between the southern end of Bermondsey Street and the massive developments taking place along Old and New Kent Roads.



SIZE: 525 Sq Ft (49 Sq M)



TENURE:

The property is currently let to Mr A Poletkan for a term of 10 years subject to 5 yearly upward only reviews which commenced on the 5th of February 2024. Our client's inform us that he is a 'very good rent payer'. The upper floors were sold off on very long leases some years ago paying a peppercorn ground rent.



VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.



DESCRIPTION:

Comprising a lock up shop with two floors of residential above, probably dating from the late Victorian era. The shop is currently a Turkish barber shop for which it has been well fitted, including a roller shutter door, toilet heating and entrance to the rear.



RENT: £22,000 pa

SALE PRICE: £250,000 O.I.R.O.



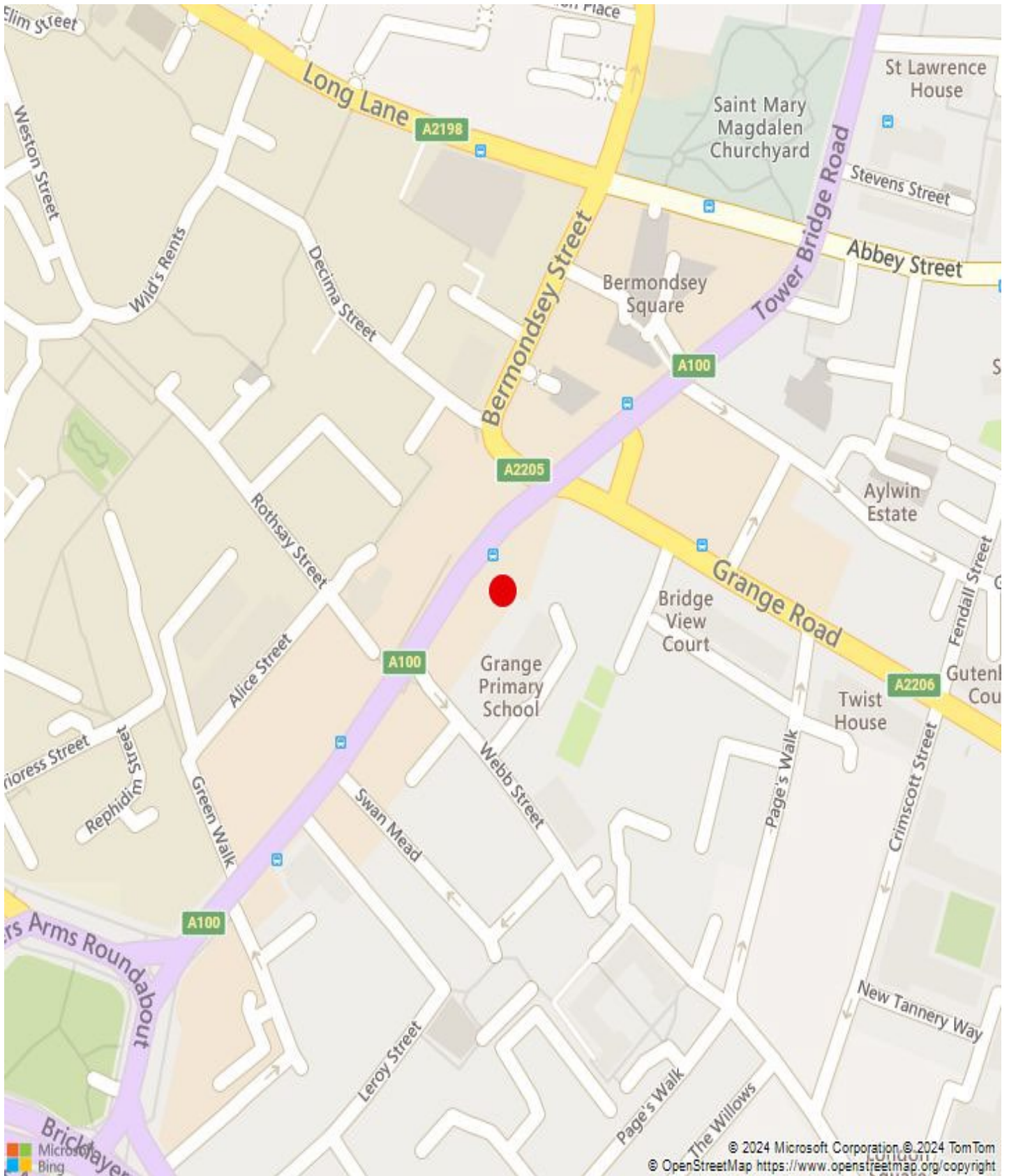
COSTS:

LEGAL COSTS: Both parties to pay their own legal costs.



CONTACT:

Farah Mohamed
020 7403 0600
farahm@kalmars.com



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