

FIELD & SONS

COMMERCIAL

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SELF-CONTAINED STUDIO OFFICE INVESTMENT FOR SALE ON POPULAR BERMONDSEY STREET



2 SYCAMORE COURT, ROYAL OAK YARD BERMONDSEY STREET, LONDON SE1 3TR Approx. 1,163 sq ft (108 sqm)

LOCATION

Royal Oak Yard is a mixed commercial and residential development, in a courtyard location towards the southern end of the popular Bermondsey Street. The immediate local area has and continues to undergo extensive redevelopment to provide high quality residential property and numerous new office buildings together with various other bar and restaurant facilities.

The newly redeveloped London Bridge mainline and underground stations with new entrance/exit on St Thomas Street is within a short walk, as are the high profile schemes at 'morelondon', 'Bermondsey Square' and 'The Shard'.

DESCRIPTION

A self-contained ground floor studio office unit arranged as a predominantly open plan space, with own kitchen and w.c. Access to the property is directly from the main courtyard, close to the entrance from Bermondsey Street.

The total approximate net internal floor area is 1,163 sq ft (108 sq. m.)

2 SYCAMORE COURT, ROYAL OAK YARD

AMENITIES

Newly refurbished, amenities include :

- Cassette heating/cooling system
- Entryphone
- Wood flooring
- Open plan kitchen
- Perimeter trunking & floor boxes
- Security alarm
- Category II lighting
- Category V Cabling



TENANCY

Let to AA ART Limited by way of a five year lease from May 2021. Outside the Landlord & Tenant Act. Rent £42,000 per annum with Open Market Rent Review after 3 years of the lease. Rents are exclusive of all outgoing and VAT is applicable. There are tenant only break options at 18 months and three years subject to six months prior notice. A rent deposit of £8,400 (inc. VAT) is held.

PROPOSAL

The unit is offered for sale by way of the 999 year long leasehold from 2006, with a ground rent of £250 per annum.

PRICE

Offers invited in the region of £795,000 for the long leasehold, subject to the existing tenancy. We understand VAT will be payable on the sale price

BUSINESS RATES

The Rateable Value is £32,000.

SERVICE CHARGE AND INSURANCE

Currently approximately £2,300 per annum plus VAT

ENERGY PERFORMANCE

EPC Asset Rating = 66 (Band C).

FURTHER DETAILS

For further details please contact :

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2 SYCAMORE COURT – LOCATION PLAN



Important Notice

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