

**FOR SALE -
VIRTUAL FREEHOLD RESTAURANT INVESTMENT
TOWER BRIDGE ROAD, LONDON SE1**

Tel: 07885 912 982



LONG ESTABLISHED BUSINESS

NOT ELECTED FOR VAT

CENTRAL LOCATION

VIRTUAL FREEHOLD OFFERED

**Part Ground Floor, 52 Tanner Street
London SE1 3PH
Approx. 945 sq ft (88 sqm)**

**Passing rent - £42,000 p.a
Sale - £625,000**



















A photograph of a small, modern bathroom with white subway tile walls. The room features a white toilet, a white pedestal sink with a mirror above it, and a white vanity unit on the left. A potted plant with purple flowers sits on a small wooden stand in the corner. The floor is dark brown tile.

Location

Located at the northern end of Tower Bridge Road and at the junction of Tanner Street, close to the foot of Tower Bridge and within a short walk to London Bridge mainline and underground station. All local amenities can be found just a five minutes walk to Bermondsey Street with a host of restaurants, bars, cafes and local park.

The Property

A ground floor commercial retail unit forming part of a mixed-use building with return frontage. There are approximately 40 covers to include a bar counter, trading under the Use Class, Class E (Commercial, business & service). The business operates as an established Argentinean restaurant. Trading hours – 7 days a week at selective times.

Viewings

Strictly by appointment only.

Contact Ian Lim at Lim Commercial

Mobile – 07885 912 982.

EPC

Rating – D – 85

Service Charge

Approximately £2,600 per annum.

VAT

VAT is NOT applicable on the purchase price

Investment Details

Let to Bacobara Limited for a term expiring
27th November 2030 at a current annual rent of £42,000 per annum exclusive
of all outgoings. A final rent review will be due on 1st October 2029.



