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VIRTUAL FREEHOLD A2 RETAIL INVESTMENT 166 VAUXHALL BRIDGE ROAD LONDON SW1



- **New 20 year lease to Foxtons Limited.**
- **£115,000 per annum exclusive.**
- **Offers in excess of £1,900,000 subject to contract.**
- **A net initial yield of 5.72%.**

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These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.



Location: 166 Vauxhall Bridge Road is prominently located on the junction of Warwick Way, Rochester Row and Vauxhall Bridge Road, being within 500 metres of the transport termini at Victoria Station (Gatwick Express, Mainline trains and Victoria, District and Circle lines) and Pimlico Underground Station (Victoria line). The building being located on the edge of Pimlico Village also benefits from the many shops, cafes, restaurants and pubs now available. Other retail and A2 occupiers close by include Barclays Bank, Pret a Manger, Ladbrokes, the Post Office, Caffè Nero and Tesco Metro.

Situation: The property forms the ground and lower ground floors of a larger corner building. The open plan ground floor sales area benefits from high ceilings and a substantial frontage to both Vauxhall Bridge Road and Rochester Row.

Description: The property has the following approximate dimensions and areas:-

Frontage to Vauxhall Bridge Road	41 ft 1 in	12.54 m
Frontage to Rochester Row	33 ft 0 in	10.07 m
Basement Ancillary	637 sq ft	59.23 sq m
Ground Floor	1,289 sq ft	119.75 sq m
Ground Floor (ITZA)	(1,053 sq ft)	(97.82 sq m)

Gross internal floor area of the ground floor and basement is approximately 2,474 sq ft (229.8 sq m)

Tenure: The vendor will be selling a new 999 year lease at a peppercorn ground rent.

Tenancy: The entire property is let to Foxtons Limited on a full repairing and insuring lease for a term of 20 years from 9th January 2012 expiring on 8th January 2032. The current rent is £115,000 per annum exclusive. The lease is subject to a tenant's break clause at the end of the 15th year.

Tenant

Information: Foxtons Limited provide a substantial covenant. Founded in 1981 in Notting Hill the company is one of London's best known and most successful Estate Agents. With 32 offices across London, Surrey and Middlesex their ongoing expansion plans now include this new office in Victoria.

For the year ended 31st December 2010 Foxtons Limited reported a turnover of £98,270,693, a pre-tax profit of £35,394,265, and a net worth of £44,893,009. The D & B Rating for the company is 5A2.

Price: Offers are invited in excess of £1,900,000 (one million nine hundred thousand pounds), subject to contract for the 999 year interest. A purchase at this level will reflect a net initial yield of 5.72%, after deduction of purchaser's costs of 5.8%.

VAT: The building has **not** been elected for VAT purposes.

NB The vendor would consider a freehold sale of the entire building which also includes approximately 4,651 sq ft (432 sq m) of vacant upper floor offices.

For further information please contact sole selling agents **Mellersh & Harding:**

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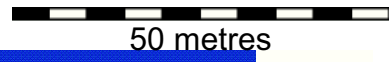
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19/1/2012

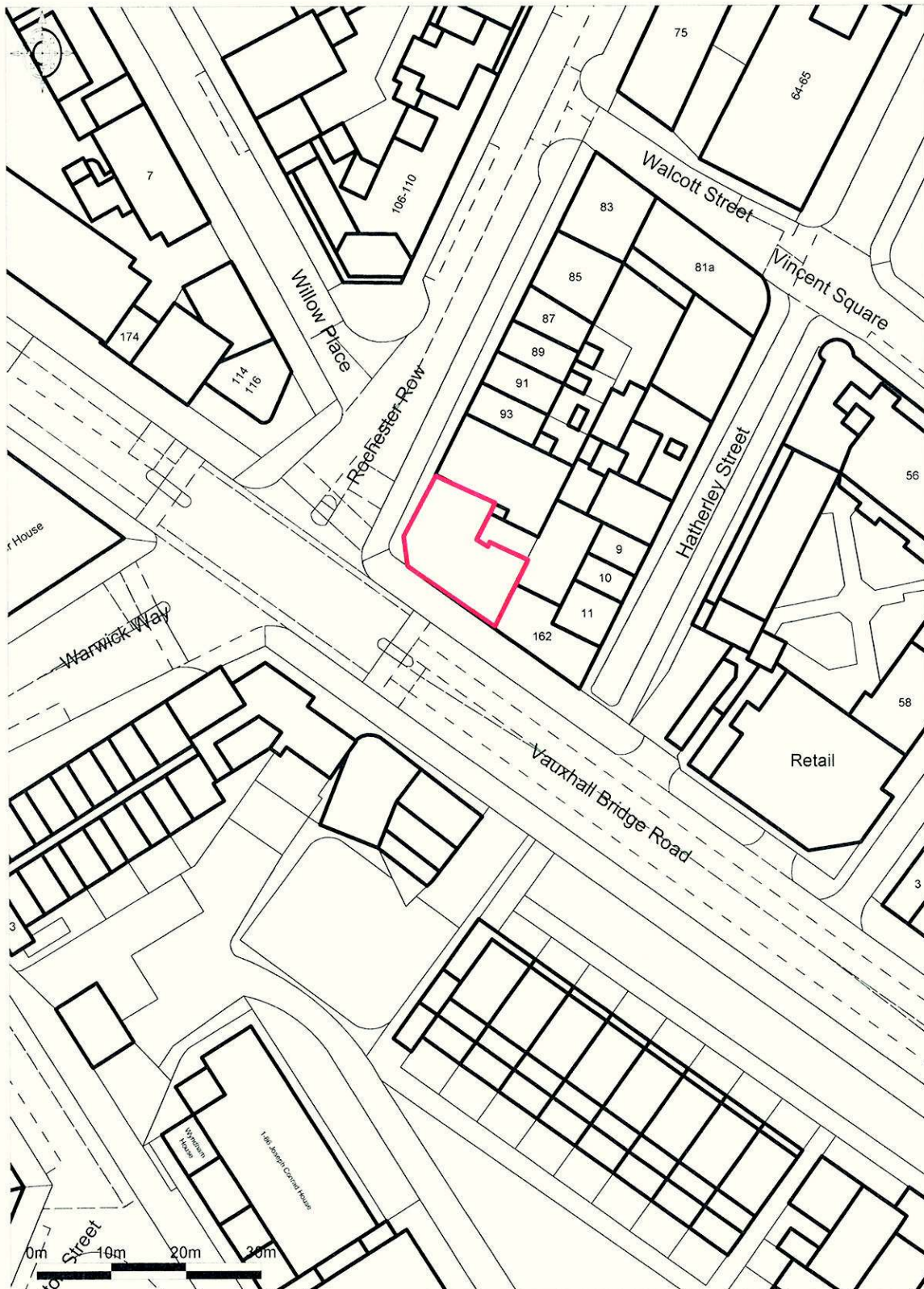


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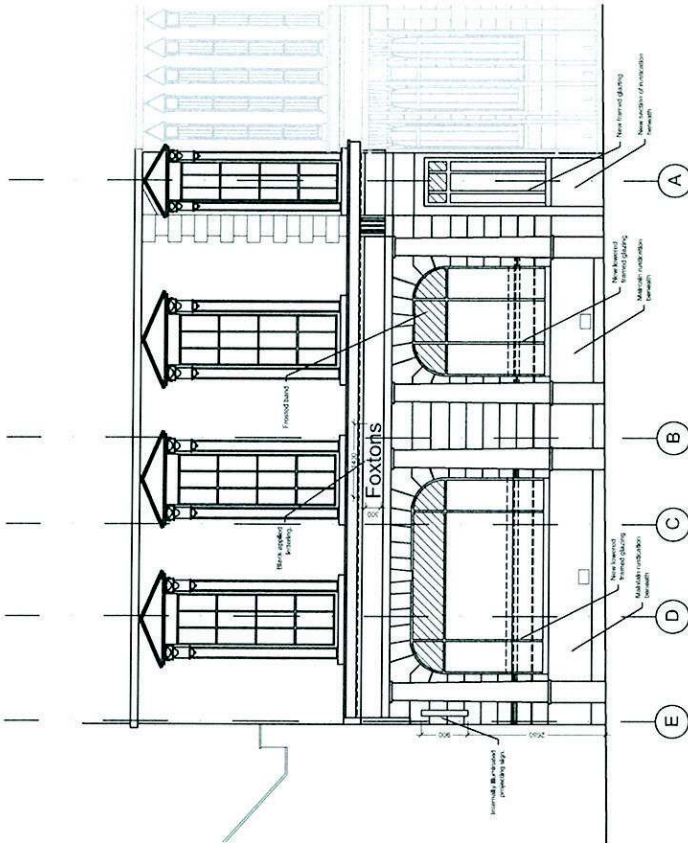
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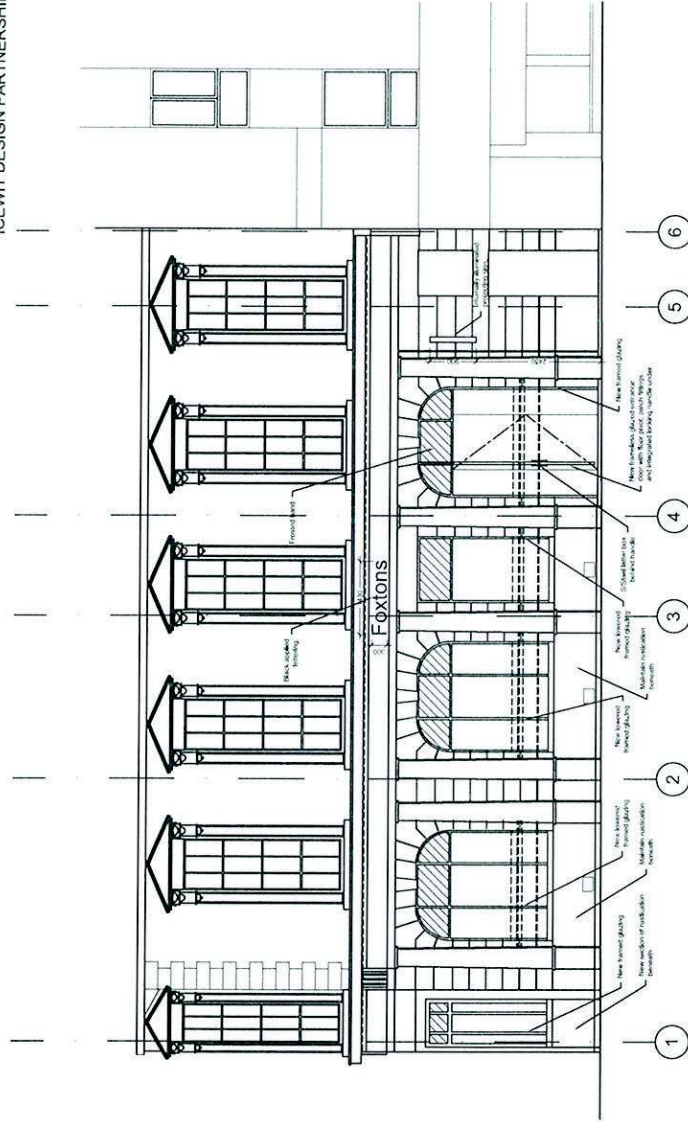
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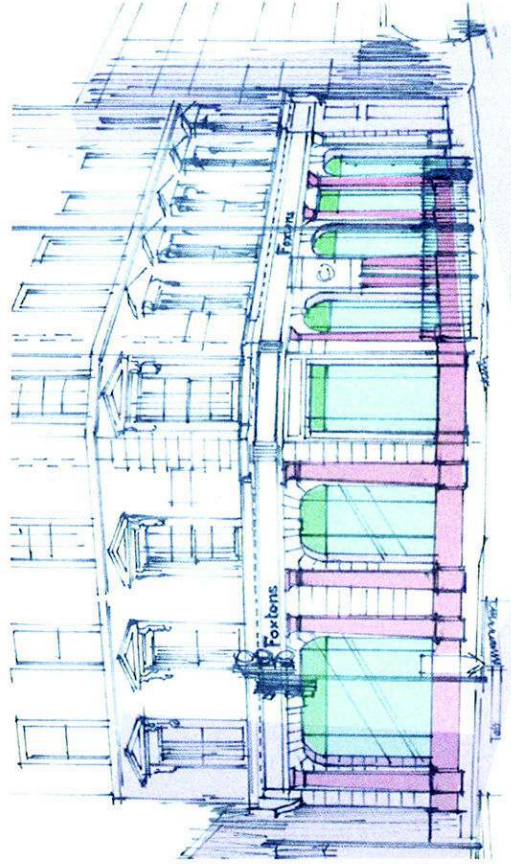
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ROCHESTER ROW ELEVATION



VAUXHALL BRIDGE ROAD ELEVATION



PROPOSED PERSPECTIVE



Rev.	Date	Comments
1	10/10/2011	Issue for consultation with clients, planning and building control. Includes the following: 1. Final elevations of the building. 2. Final elevations of the building. 3. Final elevations of the building. 4. Final elevations of the building. 5. Final elevations of the building. 6. Final elevations of the building. 7. Final elevations of the building. 8. Final elevations of the building. 9. Final elevations of the building. 10. Final elevations of the building. 11. Final elevations of the building. 12. Final elevations of the building. 13. Final elevations of the building. 14. Final elevations of the building. 15. Final elevations of the building. 16. Final elevations of the building. 17. Final elevations of the building. 18. Final elevations of the building. 19. Final elevations of the building. 20. Final elevations of the building. 21. Final elevations of the building. 22. Final elevations of the building. 23. Final elevations of the building. 24. Final elevations of the building. 25. Final elevations of the building. 26. Final elevations of the building. 27. Final elevations of the building. 28. Final elevations of the building. 29. Final elevations of the building. 30. Final elevations of the building. 31. Final elevations of the building. 32. Final elevations of the building. 33. Final elevations of the building. 34. Final elevations of the building. 35. Final elevations of the building. 36. Final elevations of the building. 37. Final elevations of the building. 38. Final elevations of the building. 39. Final elevations of the building. 40. Final elevations of the building. 41. Final elevations of the building. 42. Final elevations of the building. 43. Final elevations of the building. 44. Final elevations of the building. 45. Final elevations of the building. 46. Final elevations of the building. 47. Final elevations of the building. 48. Final elevations of the building. 49. Final elevations of the building. 50. Final elevations of the building. 51. Final elevations of the building. 52. Final elevations of the building. 53. Final elevations of the building. 54. Final elevations of the building. 55. Final elevations of the building. 56. Final elevations of the building. 57. Final elevations of the building. 58. Final elevations of the building. 59. Final elevations of the building. 60. Final elevations of the building. 61. Final elevations of the building. 62. Final elevations of the building. 63. Final elevations of the building. 64. Final elevations of the building. 65. Final elevations of the building. 66. Final elevations of the building. 67. Final elevations of the building. 68. Final elevations of the building. 69. Final elevations of the building. 70. Final elevations of the building. 71. Final elevations of the building. 72. Final elevations of the building. 73. Final elevations of the building. 74. Final elevations of the building. 75. Final elevations of the building. 76. Final elevations of the building. 77. Final elevations of the building. 78. Final elevations of the building. 79. Final elevations of the building. 80. Final elevations of the building. 81. Final elevations of the building. 82. Final elevations of the building. 83. Final elevations of the building. 84. Final elevations of the building. 85. Final elevations of the building. 86. Final elevations of the building. 87. Final elevations of the building. 88. Final elevations of the building. 89. Final elevations of the building. 90. Final elevations of the building. 91. Final elevations of the building. 92. Final elevations of the building. 93. Final elevations of the building. 94. Final elevations of the building. 95. Final elevations of the building. 96. Final elevations of the building. 97. Final elevations of the building. 98. Final elevations of the building. 99. Final elevations of the building. 100. Final elevations of the building.

LANDLORDS

Client: ICEWIT
 Drawing No: 8788/LA/02
 Date: OCT 2011

