

View opposite of  
Central Square  
development

6 WEEK COMPLETION



**SITUATION**

Located close to the junction with Lever Street on this link road between City Road and Old Street within this mixed commercial and residential area and **directly opposite the substantial Central Square residential development currently under construction.**

Clerkenwell lies midway between Islington and the City of London and well served by public transport being within close proximity to Old Street Station (Mainline and Northern Line).

**PROPERTY**

Forming part of an end of terraced building comprising a **Ground Floor Shop and Basement.**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	21'7"
Internal Width	17'7"
narrowing at rear to	13'5"
Shop Depth	31'4"

**Basement Store**

Area Approx	490 sq ft
WC	

**VAT is NOT payable in respect of this Lot**

**£16,995 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

**TENURE**

**Leasehold for a term of 999 years from 1st October 2007 at a peppercorn ground rent.**

**TENANCY**

The property is let on a full repairing and insuring lease to Zaffer Moughal as a convenience store for a term from 1st July 2002 to 24th March 2014 at a current rent of **£16,995 per annum** exclusive.

**Rent Review March 2011 (Outstanding – Landlord quoted £20,000 pa) and 2014 (Last day of term)**

**Note 1: The lessee has been in occupation for approximately 13 years and also operates a restaurant/take-away business at 102 Central Street and 83 Lever Street.**

**Note 2: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.**

**VENDOR'S SOLICITORS**  
Hamblins LLP – Tel: 020 7355 6000  
Ref: Ms. Yvonne Raymond – Email: yraymond@hamblins.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts