



**SITUATION**

Located close to the junction with the Holloway Road only a minutes walk from **Arsenal's Emirates Stadium** and Holloway Road Underground Station (Piccadilly Line), opposite the **London Metropolitan University** and serving this highly sought after residential area, just ½ mile from Highbury Corner which leads to Islington's fashionable Upper Street.

**PROPERTY**

Forming part of an end of terraced building comprising a **Ground Floor Sandwich Bar/Café** with side Prep Area behind the adjoining shop.

**ACCOMMODATION**

**Ground Floor Sandwich Bar/Café**

Gross Frontage	15'0"	Internal Width	14'10"
Shop Depth	22'1"	Built Depth	32'4"
Side Prep Area	Approx 120 sq ft		
WC			

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

**TENURE**

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

**£9,000 per annum**

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

**TENANCY**

The property is let on a full repairing and insuring lease to G Goumal & J Goumal as a sandwich bar/café for a term from 1st March 2007 to the 24th December 2018 at a current rent of **£9,000 per annum** exclusive.

**Rent Review December 2009 (Outstanding) & 3 yearly**

**Note 1: The lessees have been in occupation for approx 7 years.**

**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: C. Maxwell, Esq – Email: cmaxwell@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