



**SITUATION**

Located close to the junction with Rosebery Avenue and near to the **Sadler's Wells** Theatre, amongst a mixture of local speciality shops and residential properties. The excellent shopping facilities of Upper Street and High Street Islington are within close proximity and the area is well served by the numerous bus routes and Angel Underground Station (Northern Line). In addition, the area is ideally situated for both the City and West End.

**ACCOMMODATION**

**Ground Floor Restaurant**

Gross Frontage	16'5"
Internal Width	10'8"
widening to	14'2" (max)
Restaurant Depth	52'6"
Built Depth	62'11"
Kitchen Area	Approx 150 sq ft

**Basement**

Ladies and Gents WCs

**Maisonette**

First Floor - Living Room, Kitchen

Second Floor - Bedroom, Bathroom/WC

Third Floor - Bedroom, Shower Room/WC

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

**£31,500 per annum**

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

**PROPERTY**

A mid terraced building comprising a split level **Ground Floor Restaurant** with **Basement** plus internal and separate front access to a **Self-Contained Maisonette** planned on the three upper floors. In addition, there is a rear courtyard used for additional seating.

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to R. F. Gouldesborough for a term of 18 years & 6 days from 18th June 2002 at a current rent of **£31,500 per annum** exclusive.

**Rent Reviews June 2010 (Outstanding – Landlord quoted £39,500pa), 2014, 2018 & 2020.**

**Note 1: We understand the Restaurant and Basement have been sublet at £30,000 p.a.**

**Note 2: There is a £7,857 deposit held.**

**Note 3: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.**

**JOINT AUCTIONEERS**

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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