

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Clerkenwell Road within this mixed commercial and residential area and amongst such retailers as **Waitrose, Tesco Express, William Hill, Design Village** and **Sedus**.

Farringdon Station (Main Line, Hammersmith & City, District and Metropolitan Lines) is within close proximity.

**PROPERTY**

Forming part of an attractive terraced building comprising a **Ground Floor Quadruple Shop**.

**ACCOMMODATION**

**Ground Floor Quadruple Shop**

Gross Frontage	77'9"
Internal Width	73'5"
Shop & Built Depth	29'0" (max)
Area Approx	1,330 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 peppercorn ground rent.**

**TENANCY**

The property is let on a repairing and insuring lease to **Golden Girls Ltd as a Hair & Beauty Salon (to include two treatment rooms and spray tan room)** for a term of 7 years from 24th August 2011 at a current rent of **£35,000 per annum** exclusive.

**Rent Reviews 2014 and 3 yearly.**

**Tenant's Break June 2012 on payment of £5,834 rent penalty.**

**Note 1: There is an £8,750 deposit held.**

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

**£35,000 per annum**

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

**VENDOR'S SOLICITORS**  
Hamllins LLP - Tel: 020 7355 6000  
Ref: Ms Yvonne Raymond - Email: yraymond@hamllins.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