



SITUATION

Located close to the junction with Farringdon Lane within this attractive tree-lined square which comprises of a number of commercial and residential occupiers including media users and the **Royal Philharmonic Orchestra**. Hatton Garden is less than ¼ mile away and the area is well served by good public transport routes being within close proximity to Farringdon Station (Main Line, Hammersmith & City, District and Metropolitan Lines).

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	13'5"
Internal Width	12'10"
Shop Depth	19'6"

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 **Bangle Bar Ltd trading as The Lesley Craze Gallery (See Note 1)** for a term of 6 years from 24th October 2007 at a current rent of **£7,000 per annum** exclusive.

Rent Review October 2010 (Outstanding)

Note 1: The lessee has been in occupation for many years and also occupies the adjoining double shop at Nos. 34/35 (which intercommunicates with No. 33) but this is not included with the leasehold interest being offered.

Note 2: The Lesley Craze Gallery is an internationally recognised showcase for contemporary jewellery, metalwork and textiles (Source: www.lesleycrazegallery.co.uk).

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

£7,000 per annum

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

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