



SITUATION

In this busy location close to Holborn Station (Piccadilly and Central lines) opposite **LA Fitness** and amongst **Pret A Manger, Subway** and **Ladbrokes** within this highly sought after area and being close to the many shops and eateries of Holborn and Gray's Inn Road.

PROPERTY

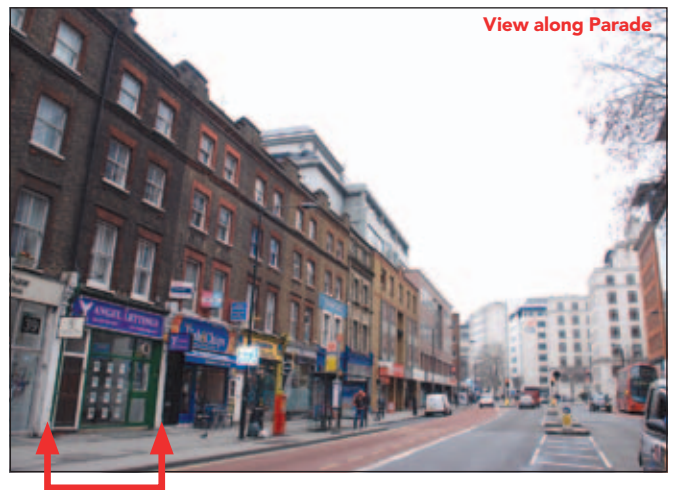
A period terrace property comprising a **Ground Floor Shop** and **Basement** with separate front entrance to **2 Self-Contained Flats** on three upper floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 15'0" Internal Width 10'8" Shop and Built Depth 46'0" WC Basement Area Approx 450 sq ft with Shower Room/WC	Angel Lettings Ltd	15 years from 1st November 2011	£22,000	FRI Rent Reviews 2015 and 3 yearly. Mutual 6 month break.
First, Second and Third Floor (2 Flats)	Not Inspected	Individual	189 years from 25th March 1988	Peppercorn	FRI



£22,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

VENDOR'S SOLICITORS
Karis Spyris LLP - Tel: 020 8443 7079
Ref: T Spyris Esq - Email: terry@karisspyris.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 £600 (including VAT) upon exchange of contracts