



**SITUATION**

Located on this busy main thoroughfare, close to the junction with Fitzroy Street and opposite the recently developed mixed use campus of **Regents Place** and nearby such multiples as **Sainsburys, NatWest, Eat, Wasabi, Starbucks, Pret A Manger** and **Coral**.

Regent’s Park, Tottenham Court Road and UCL Hospital are all within close proximity.

The Euston Road forms part of London’s Inner Ring Road (A501) providing excellent road links via A40/M40 to the west and City Road to the east. The area is also well served by public transport being very close to Warren Street Station (Northern and Victoria Lines) and Great Portland Street Station (Circle, Hammersmith & City and Metropolitan Lines), whilst Euston and King’s Cross / St. Pancras Mainline Stations are less than 2 miles away.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Restaurant with a Basement** together with internal access to a **4 Room Flat** on the first and second floors.

**ACCOMMODATION**

**Ground Floor Restaurant**

Gross Frontage	18’0”
Internal Width	12’10”
widening at rear to	16’4”
Restaurant & Built Depth	41’3”
Area	Approx. 536 sq ft

**Basement**

Area	Approx. 626 sq ft
3 WCs	

**First & Second Floor Flat**

4 Rooms, Kitchen, Shower/WC	
Area	Approx. 1,095 sq ft

**Total Area** **Approx. 2,257 sq ft**

VAT is NOT applicable to this Lot

**FREEHOLD**

**Freehold Restaurant & Flat with Development Potential (See Note 1)**

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

\* Refer to Point 9 in the ‘Notice to all Bidders’ page



#### TENANCY

The entire property is let on a full repairing and insuring lease to **Rasa Limited (having 5 London branches)** for a term of 1 year from 2<sup>nd</sup> June 2016 (**see Note 1**) at a current rent of **£50,200 per annum** exclusive.

**Note 1: The tenant has operated their break clause to terminate the lease on 1st December 2016.**

**Note 2: The lease is excluded from the security of tenure and renewal provisions s. 24 to 28 of the L & T Act 1954.**

**Note 3: There may be potential to redevelop the property to include the creation of additional floors, subject of obtaining the necessary consents.**

**Note 4: 6 Week Completion.**



#### VENDOR'S SOLICITORS

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