

IN SAME OWNERSHIP SINCE 1979



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) plus Crossrail to be in service from 2018.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant, First Floor Front Office, Second Floor Rear Office & Basement	Ground Floor Restaurant NIA Approx. 2,167 sq ft 3 WCs First Floor Bar & Office NIA Approx. 1,466 sq ft WCs Second Floor Office NIA Approx. 469 sq ft Basement Kitchen/Prep Area NIA Approx. 869 sq ft WC Total NIA Approx. 4,971 sq ft	Dans Le Noir Ltd (Restaurant) <i>(This is a unique eating style set in absolute darkness with food served by blind waiters – visit: www.danslenoir.com)</i>	15 years from 1st November 2005	£75,000 <i>(Fixed increase to £77,000 p.a. in 2018)</i>	FRI
Second Floor Flat	Large Open Plan Kitchen/Living/Dining Area, 2 Double Bedrooms (both having en-suite Bath/Shower rooms) plus a separate WC (Approx. 860 sq ft)	Individual	18 months from 15th August 2016	£27,819.96	AST £3,210 Rent Deposit held.
Third Floor Flat	Living/Dining Area, Kitchen, 2 Double Bedrooms, Bathroom/WC with separate Shower as well as 2 Balconies (Approx. 725 sq ft)	Individual	18 months from 25th May 2016	£26,520	AST £3,000 Rent Deposit held.
TOTAL				£129,339.96	

PROPERTY (Floor Plans available from Auctioneers)

There are 2 interconnecting buildings:

- **Front Building** – Planned on Basement, Ground and 3 Upper Floors comprising a Restaurant, Kitchen, Offices and 2 Self-Contained Flats on the second and third floors.
- **Rear Building** – Planned on Ground and 2 Upper Floors comprising a Restaurant and Offices.

In the Auctioneer’s opinion the possibility exists of a future additional development above the rear flat roof that connects the two buildings.

FREEHOLD

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

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



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Note: 6 Week Completion

VENDOR'S SOLICITORS
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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 £500 (including VAT) upon exchange of contracts