

6 WEEK COMPLETION



SITUATION

In this famous central London location, close to Aldgate East Underground Station (Hammersmith & City and District Lines) and the Whitechapel Art Gallery and under 300 yards to the City of London boundary. **Directly opposite is the new Aldgate Place residential development which, when completed, will create 463 new homes.**

PROPERTY

A late Victorian terraced building comprising a **Ground Floor Restaurant with Basement** and a **Self-Contained 3 Storey Upper Part** previously used as solicitors offices.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	11'3"
Internal Width	6'6" widening to 9'0"
Shop Depth	33'2"
Built Depth	64'2" and rear cold store
Basement (with WC)	Approx. 332 sq ft
First Floor	Approx. 470 sq ft
Second Floor (with WC)	Approx. 470 sq ft
Third Floor (with Bathroom/WC)	Approx. 390 sq ft

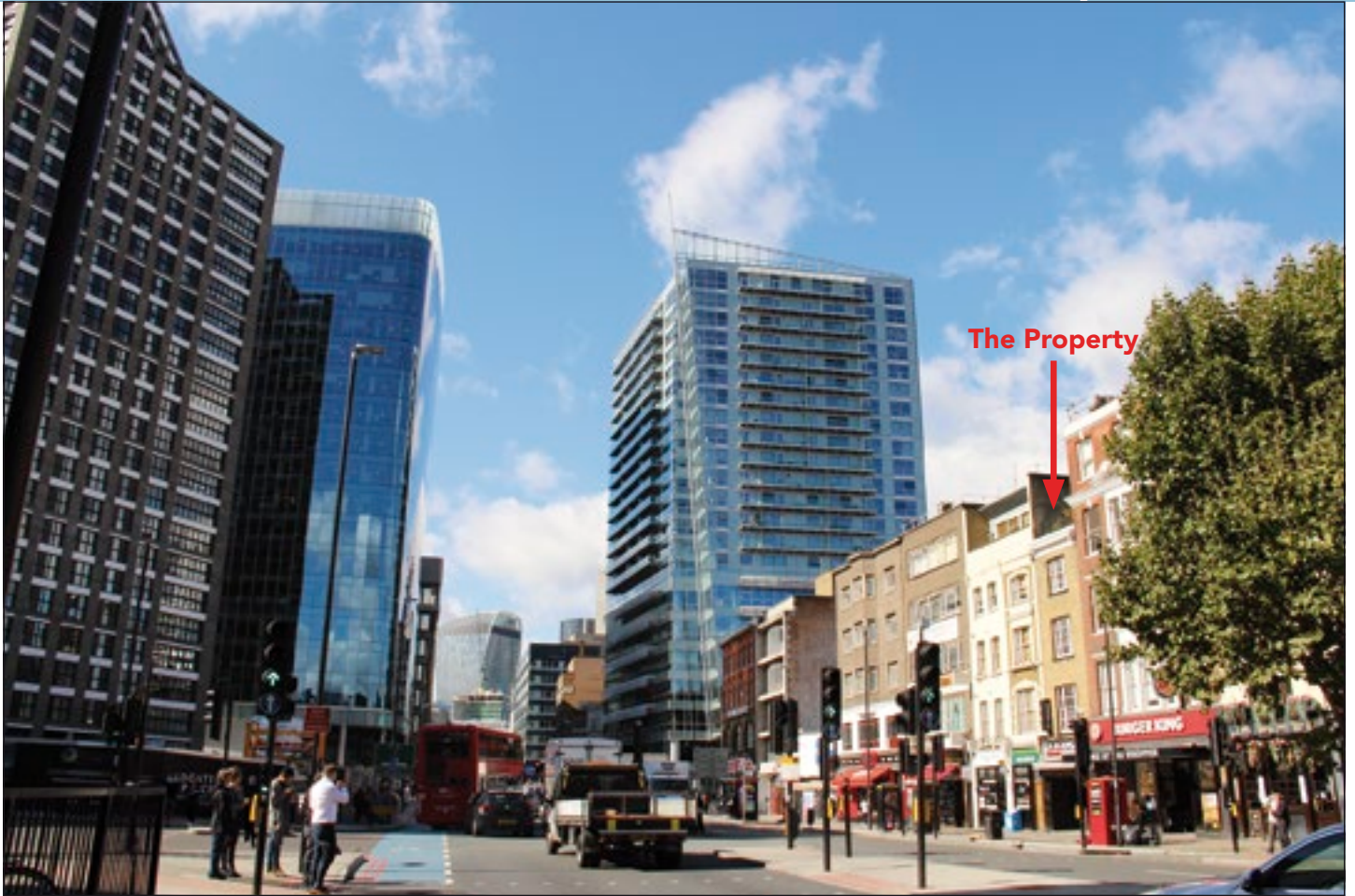
Note 1: Planning Permission was granted on 29/5/02 (now lapsed) for converting the existing upper part to 3 self-contained flats plus a new 4th floor flat with balcony.

Note 2: An offer has been received from a Dry Cleaners to lease the ground floor and basement for a term of 10 years (without breaks) at £30,000 p.a. exclusive with a 3 month rent-free period and a rent review at the end of the 5th year.

**Vacant Restaurant & Uppers
with potential Residential Use
(see Note 1)**

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

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



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JOINT AUCTIONEERS

Williamson Dace Brown - Tel: 020 8886 4407
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VENDOR'S SOLICITORS

Longmores - Tel: 01992 300 333
Ref: Ms Victoria Sandberg - Email: vjs@longmores-solicitors.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 £500 (including VAT) upon exchange of contracts