



SITUATION

Located within this well-known commercial terrace in the heart of this sought after residential area which is famous for Abbey Road and the Beatles. Lord's Cricket Ground, St John's Wood Underground Station (Jubilee Line) and the West End are all within close proximity.

PROPERTY

A period end of terrace building comprising a **Ground Floor Café with Basement** and separate front access to **2 Self-Contained Flats** planned on the first and second floors ([see Note](#)).

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Café & Basement	Ground Floor Café Gross Frontage 18'6" Internal Width 12'11" Shop Depth 30'10" Built Depth 47'5" WC Total Area Approx. 530 sq ft Basement (includes Seating, Office, Courtyard and Vault Area) Total Area Approx. 657 sq ft	Chocolarr Ltd (2 personal guarantors) (Café & Chocolatier)	10 years from 3rd October 2011	£22,000	FRI Rent Review October 2016 (Outstanding)
First & Second Floor	2 Flats – Not Inspected (see Note)	Various	Each 189 years from 25th December 1972	Peppercorn	Each FRI Note: The two flats are occupied as one maisonette.
				Total: £22,000	

£22,000 per annum

The Surveyors dealing with this property are
John Barnett and Joshua Platt

Vendor's Solicitors

DWFM Beckman Solicitors
Tel: 020 7408 8888 Ref: Glen Bayliss
Email: glen.bayliss@dwfmbeckman.com

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**