



SITUATION

Located close to the junction with Lisson Grove in this well-known retail thoroughfare, famous for its antiques retailers and just a few doors from **Alfies Indoor Antique Market**. There is also a street market a few hundred yards further along Church Street (Mondays to Saturdays) and the area is well served by public transport with Marylebone Station less than 1/2 mile south-east together with numerous bus routes that run along Lisson Grove.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with a rear courtyard. In addition, there is separate front access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement Plus Rear Courtyard	Ground Floor Shop Gross Frontage 18'0" Internal Width 12'3" (max) Shop Depth 26'4" Built Depth 36'10" WC Basement Area Approx. 350 sq ft Plus Vault	U. Ali (t/a Ciglo – cigars, coffee & bakes)	10 years from 29th January 2025 (excl. s24-28 of L & T Act 1954)	£27,000	FRI by way of service charge. Rent Review and Tenant's Break 2029. £6,750 Rent Deposit held.
First & Second Floor Flat	Not inspected	Individual(s)	125 years from 28th November 1997	Peppercorn	FRI by way of service charge. Valuable Reversion in approx. 72 years.
				Total:£27,000	

£27,000 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

Vendor's Solicitors

YVA
Tel: 020 8445 9898 Ref: Nick Kephalas
Email: nk@yvasolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Interior View of Shop

