

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground & Basement Wine Bar/Restaurant	<p>Ground Floor</p> <p>Internal Width 33'7" Built Depth 61'5" Bar/Restaurant Area 1,630 sq.ft. Kitchen Area 290 sq.ft.</p> <p>Basement</p> <p>Storage Area 700 sq.ft. Ladies & Gents WCs</p> <hr/> <p>Total Area 2,620 sq.ft.</p>	Provence Ltd t/a Vogue (Wine Bar/Restaurant)	35 years from completion	£60,000	FRI Rent Reviews 5 yearly
First & Second Floor Offices & Rear Car Park	<p>First Floor</p> <p>Office Area 1,200 sq.ft. 2 WCs</p> <p>Second Floor</p> <p>Office Area 950 sq.ft. Kitchen/Staff Area 140 sq.ft. 2 WCs</p>	Provence Ltd (Head Office)	30 years from completion	£25,000	FRI Rent Reviews 5 yearly Lessees break clause every 10 years
TOTAL				£85,000	