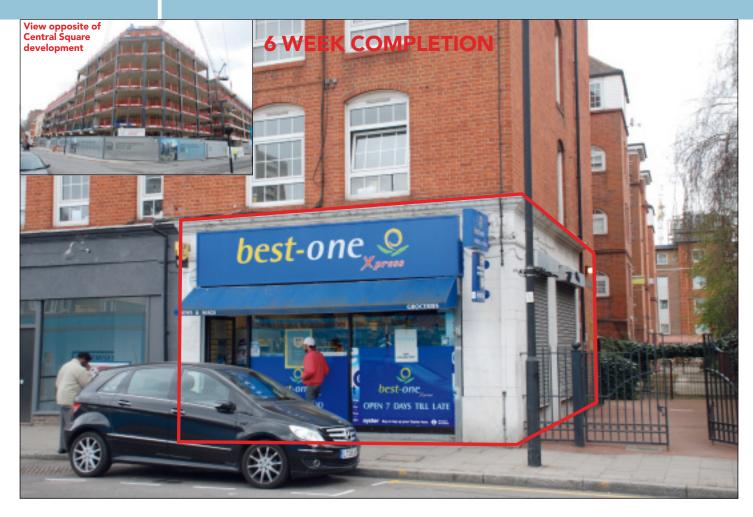
LOT 2

94 Central Street, Clerkenwell, London EC1V 8AJ

Guide Price £190,000 – £200,000



SITUATION

Located close to the junction with Lever Street on this link road between City Road and Old Street within this mixed commercial and residential area and **directly opposite the substantial Central Square residential development currently under construction**.

Clerkenwell lies midway between Islington and the City of London and well served by public transport being within close proximity to Old Street Station (Mainline and Northern Line).

PROPERTY

Forming part of an end of terraced building comprising a **Ground Floor Shop and Basement**.

ACCOMMODATION

Ground Floor Shop	
Gross Frontage	21'7"
Internal Width	17'7"
narrowing at rear to	13'5"
Shop Depth	31'4"
Basement Store	
Area Approx	490 sq ft
WC	

VAT is NOT payable in respect of this Lot

£16,995 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

TENURE

Leasehold for a term of 999 years from 1st October 2007 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to Zaffer Moughal as a convenience store for a term from 1st July 2002 to 24th March 2014 at a current rent of **£16,995 per annum** exclusive.

Rent Review March 2011 (Outstanding – Landlord quoted £20,000 pa) and 2014 (Last day of term)

Note 1: The lessee has been in occupation for approximately 13 years and also operates a restaurant/ take-away business at 102 Central Street and 83 Lever Street.

Note 2: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

VENDOR'S SOLICITORS Hamlins LLP – Tel: 020 7355 6000 Ref: Ms. Yvonne Raymond – Email: yraymond@hamlins.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 £275 (including VAT) upon exchange of contracts