



SITUATION

Located close to the junction with Farringdon Lane with this attractive tree-lined square which comprises of a number of commercial and residential occupiers including media users and the **Royal Philharmonic Orchestra**. Hatton Garden is less than ¼ mile away and the area is well served by good public transport routes being within close proximity to Farringdon Station (Mainline, Hammersmith & City, District and Metropolitan Lines).

PROPERTY

Forming part of an attractive mid-terraced building comprising a **Ground Floor Double Shop**.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	39'3"
Return Frontage	9'3"
Internal Width	37'3"
Shop Depth	22'5"
WC	

VAT is NOT payable in respect of this Lot

£21,000 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 peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Bangle Bar Ltd trading as The Lesley Craze Gallery (See Notes 1 and 2)** for a term of 6 years from 24th October 2007 at a current rent of **£21,000 per annum** exclusive.

Note 1: The lessee has been in occupation for 24 years and also occupies the adjoining shop at No. 33 (which intercommunicates with No. 34) but this is not included with the leasehold interest being offered.

Note 2: The Lesley Craze Gallery is an internationally recognised showcase for contemporary jewellery, metalwork and textiles (Source: www.lesleycrazegallery.co.uk).

Note 3: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

VENDOR'S SOLICITORS

Hamblins LLP - Tel: 020 7355 6000
Ref: C. Maxwell - Email: cmaxwell@hamblins.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