

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position within this established parade close to the junction with Evelyn Road and being within close proximity of Richmond Underground (District Line) and Main Line Stations. Richmond is an affluent residential suburb approximately 8 miles south west of Central London.

PROPERTY

Forming part of a corner building comprising a **Ground Floor Restaurant**. In addition, the property benefits from a front seating area.

ACCOMMODATION

Ground Floor Restaurant (44 Covers)

Gross Frontage	20'6"
Internal Width	19'1"
Shop Depth	29'8"
Restaurant Area	Approx 475 sq ft
Kitchen Area	Approx 285 sq ft

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 25th March 1995 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **G Yildirim as a Turkish Restaurant (having 3 branches)** for a term of 20 years from 31st January 2008 at a current rent of **£30,000 per annum** exclusive.

Rent Reviews 2013 and 5 yearly

£30,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

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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