



**SITUATION**

Within this famous market location which runs parallel to Hatton Garden, close to the junction with Clerkenwell Road and serving the surrounding commercial and residential area and being amongst a host of Restaurants, Cafes and established retailers.

Farringdon and Chancery Lane Underground Stations are both within close proximity.

**PROPERTY**

Forming part of a mid terraced building comprising a **Ground Floor Restaurant** with **Basement Kitchen/Prep Areas** plus internal access to a **Self-Contained Flat** on the First Floor (currently used as office/storage).

**ACCOMMODATION**

**Ground Floor Restaurant**

Gross Frontage	16'3"
Internal Width	15'5"
Restaurant Depth	45'3"
Restaurant Area	Approx 620 sq ft

**Basement**

Kitchen/Prep Area	Approx 400 sq ft
2 WC's	

**First Floor Flat (used as Office/Storage)**

2 Rooms, Shower/WC	Approx 360 sq ft
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**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 999 years from 31st January 2011 at a peppercorn ground rent.**

**TENANCY**

The property is let on a full repairing and insuring lease (Subject to a Photographic Schedule of Condition) to **Kin Restaurants Ltd as a Pan-Asian fusion style restaurant** for a term of 15 years from 13th September 2001 at a current rent of **£27,500 per annum** exclusive.

**Note 1: There is a £6,875 Rent Deposit held.**

**Note 2: The tenants have verbally indicated that they would like to take a 10 year lease extension.**

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

**£27,500 per annum**

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

**VENDOR'S SOLICITORS**  
Hamblins LLP - Tel: 020 7355 6111  
Ref: C Maxwell Esq - 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