

LOT 53

35A Clerkenwell Green,
Clerkenwell, London EC1R 0DU

Guide Price
£20,000

6 WEEK COMPLETION

SITUATION

Located close to the junction with Farringdon Lane with this attractive tree-lined square being less than ¼ mile from Hatton Garden.

PROPERTY

Comprising a corner **Ground Floor Shop**.

ACCOMMODATION

Gross Frontage 8'0" Shop Depth 20'0"

VAT is NOT payable in respect of this Lot

TENURE

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

TENANCY

The property is let on an internal repairing and insuring lease to **Bangle Bar Ltd trading as The Lesley Craze Gallery (with surety)** for a term of 6 years from 24th October 2007 at **Nil rent per annum** exclusive.

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



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

VENDOR'S SOLICITORS

Hammins LLP - Tel: 020 7355 6111

Ref: C. Maxwell Esq - Email: cmaxwell@hammins.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