



**SITUATION**

Located close to the junction with St John Street close to the modern glass fronted **City University** building and serving the surrounding densely populated residential area, midway between Islington and the City.

**PROPERTY**

Forming part of a mid terraced building comprising a **Ground Floor Double Fronted Restaurant** with internal access to **Basement Storage**. There is also an enclosed **Rear Patio Area** which provides an outdoor eating area.

**ACCOMMODATION**

**Ground Floor Double Restaurant**

Gross Frontage	29'0"
Internal Width	26'10"
Restaurant Depth	29'3"
WC	

**Outside:** Rear Patio 27'1" x 15'6"

**Basement**

Storage Area Approx 525 sq ft

**VAT is NOT payable in respect of this Lot**

**TENURE**

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

**TENANCY**

The property is let on an internal repairing and insuring lease to **Pushpa Karsan Mevani trading as Bombay Dosa Indian Restaurant** for a term from 26th April 2007 to 24th December 2015 at a current rent of **£18,000 per annum** exclusive.

**Rent Review December 2012**

**Note 1: There is a £4,500 Rent Deposit held.**

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

**£18,000 per annum**

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

**VENDOR'S SOLICITORS**  
Hamllins LLP - Tel: 020 7355 6000  
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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