



SITUATION

Located close to the junction with Central Street on this link road between Goswell Road and City Road within this mixed commercial and residential area **directly opposite the Thistle City Barbican Hotel and close to the substantial Central Square residential development currently under construction.**

Clerkenwell lies midway between Islington and the City of London and well served by public transport being within close proximity to Old Street Station (Mainline and Northern Line).

PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Café.**

ACCOMMODATION

Ground Floor Café

Gross Frontage	18'8"
Internal Width	17'1"
narrowing to	14'0"
Shop Depth	26'6"
Built Depth	32'1"
WC	

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 a repairing and insuring lease to **W. Palomeno and D. Pal as a Café** for a term from 30th May 2003 to 23rd June 2014 at a current rent of **£11,500 per annum** exclusive.

Rent Review 2014.

Note 1: The tenant is currently offering the business for sale at a £50,000 premium.

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

£11,500 per annum

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

VENDOR'S SOLICITORS

Hamblins LLP – Tel: 020 7355 6000

Ref: Ms Yvonne Raymond – Email: yraymond@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