



SITUATION

Located close to the junction with the main A1 Holloway Road only a minutes walk from **Arsenal's Emirates Stadium** and Holloway Road Underground Station (Piccadilly Lane), opposite the **London Metropolitan University** and serving this highly sought after residential area, just ½ mile from Highbury Corner which leads to Islington's fashionable Upper Street.

PROPERTY

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

ACCOMMODATION

Ground Floor Café

Gross Frontage	16'1"
Internal Width	14'8"
Shop Depth	26'3"
Built Depth	31'0"
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 **Maqsood Anwar t/a Café Azan** for a term from 15th May 2003 to 24th March 2018 at a current rent of **£8,250 per annum** exclusive.

Rent Reviews March 2012 (Outstanding – Landlord quoted £10,500 p.a.) and 2015

Note 1: The lessee has been in occupation since 2003 and is about to commence a re-fit of the Café including a new fascia.

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



£8,250 per annum

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

VENDOR'S SOLICITORS
Hamllins LLP – Tel: 020 7355 6000
Ref: C. Maxwell Esq – Email: cmaxwell@hamllins.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