The Koyote Bar, 33/35 York Street, Twickenham, Middlesex TW1 3JZ

Reserve Below £750,000



SITUATION

LOT 26

At the junction with Arragon Road within this well established Restaurant location including a Zizzi and a Pizza Express, opposite the Civic Centre, 100 yards from the prime retailing in King Street and within easy walking distance of the River Thames, Twickenham Rugby Stadium and Twickenham Mainline Station.

Twickenham is located approximately 11 miles west of Central London with good road access via the A316 which links directly with the M3.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

PROPERTY

A substantial corner property comprising a Ground Floor Bar/Restaurant with internal access to First Floor Bar and Ancillary Accommodation plus separate rear access to 3 Self-Contained Flats at second floor level.

PLANNING

The ground and first floor bar has a current premises licence and could be used for any purpose within Use Classes A1, A2, A3 and A4.

The Vendor has recently submitted a Planning Application to convert the first floor into 3 self-contained flats, subject to obtaining the necessary consents. Plans available from Auctioneers on request.

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground & First Floor Bar/ Restaurant	Ground Floor Bar/Restaurant Gross Frontage 39'0" Return Frontage 41'7" Internal Width 41'0" Bar Depth Max 44'7" Built Depth 54'7" Disabled WC GIA Approx 2,260 sq ft First Floor Bar Bar/Kitchen/Office/WCs GIA Approx 2,250 sq ft Total GIA Approx 4,510 sq ft* 4,510 sq ft*	VACANT			Vendor's ERV £50,000 pa for the Gound Floor. We are informed that the adjoining double restaurant at No 29/31 is let at £60,000 pa *Areas supplied by Vendor following a measured survey
Flat 1 (Second Floor)	1 Bedroom, Kitchen/Lounge, Bathroom/WC GIA Approx 430 sq ft	VACANT Gas CH (Not tested) and Entryphone			
Flats 2 & 3 (Second Floor)	Not inspected	Various	Each 250 years from 24th June 1996	£200	Each FRI (£100 per flat)
Telecoms Equipment	Mini single enhancer	Vodafone	Licence	£2,275	
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TOTAL

Vacant Bar/Restaurant **Plus Flat**

The Surveyors dealing with this property are JONATHAN ROSS and SOPHIE TAYLOR

VENDOR'S SOLICITORS J D Law - Tel: 020 7438 0990 Ref: J. Harris Esq - Email: jharris@jd-law.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

Vacant Bar & Flat