



SITUATION

Occupying a prominent position in one of London’s most sought after locations close to **Pizza Express, Zara Home, Wagamama, Gaucho Grill**, a host of boutique shops, Art Galleries and eateries as well as being close to the further shopping facilities and restaurants of Hampstead High Street being within close proximity of Hampstead Underground Station (Northern Line).

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant with Further Seating, Kitchen and Store in the Basement** and separate front access to a **Self-Contained Flat** on the first and second floors. In addition, there is a rear service area for unloading via New End.

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant & Basement	Ground Floor Restaurant Gross Frontage 16'5" Internal Width 10'7" Shop Depth 45'7" Sales Area Approx. 468 sq ft Basement Further Seating, Kitchen and Store Area Approx. 563 sq ft Total Area Approx. 1,031 sq ft	Tinseltown Ltd (Having 10 branches – See Tenant Profile)	22 years from 12th September 2005 (See Note)	£40,000 (See Note)	FRI Rent Reviews 2015 and 5 yearly
First & Second Floor Flat	Not Inspected	Dick Dastardly Capital Limited	999 years from 31st August 2011	£100	FRI

FREEHOLD

TENANT PROFILE

Tinseltown was established in 1996 and is a family run modern American Diner with 10 branches in locations including Ealing, Bayswater, West End & Farringdon as well as in Leicester and Birmingham.

Note: The lease was originally for a term of 15 years and has now been extended for a further 7 years by way of a reversionary lease with a fixed uplift from £39,000 to £40,000 on 12th September 2014. The Vendor will make up the rent shortfall on completion.

£40,100 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

JOHN D WOOD **JOINT AUCTIONEERS**
John D Wood, 19 Berkeley Street, London W1J 8ED
Tel: 020 7629 9050 Ref: J Dean Esq
VENDOR'S SOLICITORS
Steinfeld Law LLP – Tel: 020 7725 1313
Ref: Ms Zahra Shah – Email: zahra.shah@steinfeldlaw.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 £500 (including VAT) upon exchange of contracts