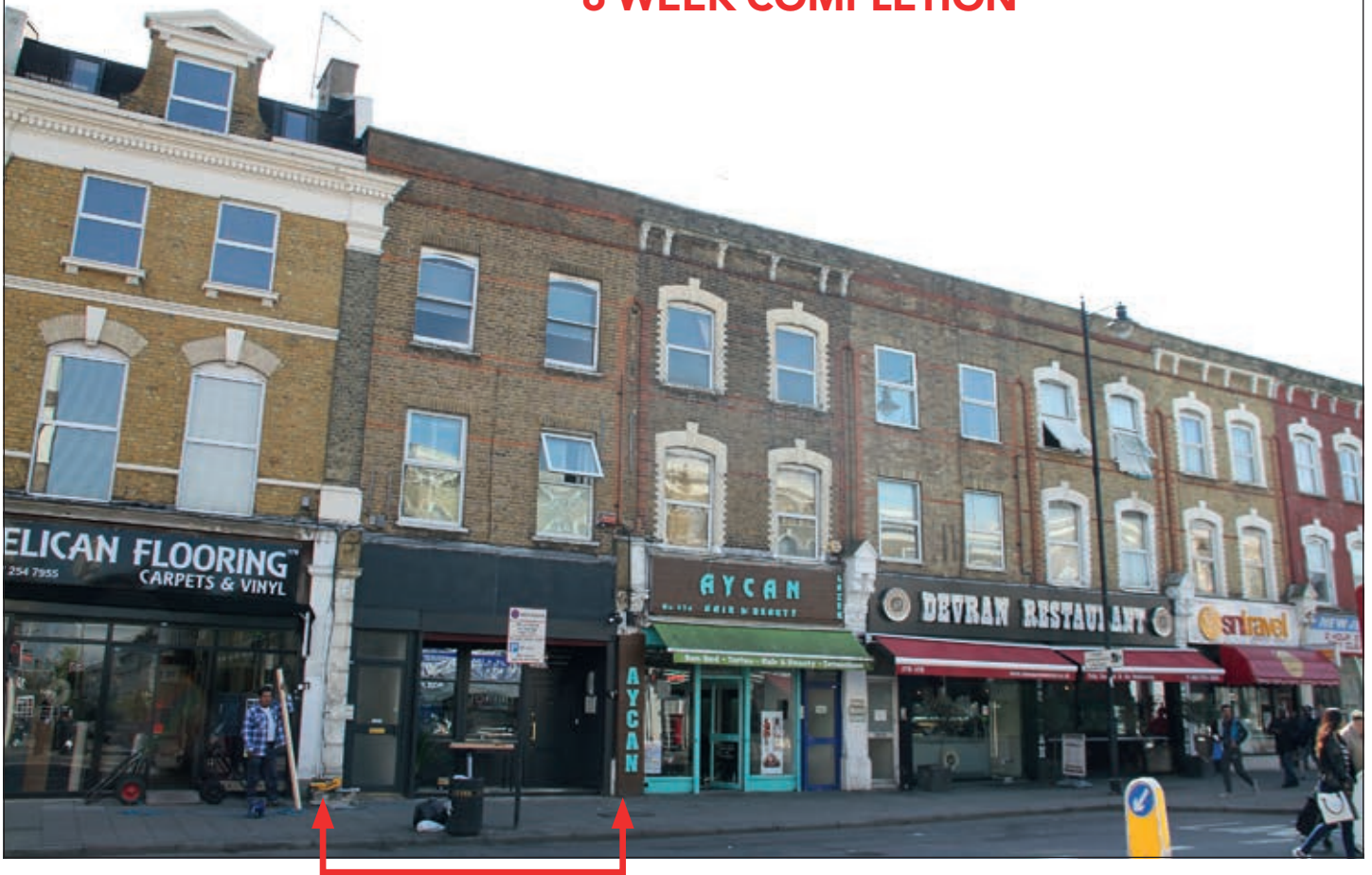


**6 WEEK COMPLETION**



**SITUATION**

Occupying a prominent location close to the junction with Amhurst Road in this thriving cosmopolitan residential area which lies 1 ½ miles from Dalston and Hackney and 5 ½ miles north-east of central London.

**PROPERTY**

A terraced property comprising a **Ground Floor Bar with Basement Bar** plus separate front access to **2 Self-Contained Flats** above.

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

**FREEHOLD**

**£42,000 per annum  
Plus Vacant Flat**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**





**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bar and Basement Bar	<p><b>Ground Floor Bar</b> Gross Frontage 18'11" Internal Width 16'7" Bar Depth 48'1" Bar Area Approx. 695 sq ft Kitchen Area Approx. 245 sq ft 2 WCs GIA Approx. 1,120 sq ft</p> <p><b>Basement Bar</b> Bar/Staff Area GIA Approx. 725 sq ft</p> <p><b>Total GIA Approx. 1,845 sq ft</b></p>	<p><b>Gayle Martin</b> t/a <b>Fontaine's Cocktail Bar</b></p>	12 years from 24th July 2014	£27,000	FRI <b>Rent Reviews 2018 and 4 Yearly</b>
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individuals	1 year from 1st July 2014	£15,000	AST <b>In occupation for 5 years</b>
Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC	<b>VACANT</b>			<b>Previously let at £16,800 p.a</b>

<b>TOTAL</b>	<b>£42,000 plus Vacant Flat</b>
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**Note: There is potential to create a third floor to the building to provide an additional flat or increase the size of the existing second floor flat, subject to planning.**

**VENDOR'S SOLICITORS**  
Ronald Fletcher Baker LLP - Tel: 020 7613 1402  
Ref: J. Roberts Esq - Email: j.roberts@rblegal.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