

#### **SITUATION**

Located close to the junction with Farringdon Lane within this attractive tree-lined square which comprises of a number of commercial and residential occupiers including media users and the Royal Philharmonic Orchestra.

Hatton Garden is less than ¼ mile away and the area is well served by good public transport routes being within close proximity to Farringdon Station (Main Line, Hammersmith & City, District and Metropolitan Lines) plus Crossrail to be in service from 2018.

## VAT is NOT applicable to this Lot

#### **TENANCIES & ACCOMMODATION**

# **PROPERTY** (Floor Plans available from Auctioneers)

There are 2 interconnecting buildings:

- Front Building Planned on Basement, Ground and 3 Upper Floors comprising a Restaurant, Kitchen, Offices and 2 Self-Contained Flats on the second and third floors.
- **Rear Building** Planned on Ground and 2 Upper Floors comprising a Restaurant and Offices.

In the Auctioneer's opinion the possibility exists of a future additional development above the rear flat roof that connects the two buildings.

### **FREEHOLD**

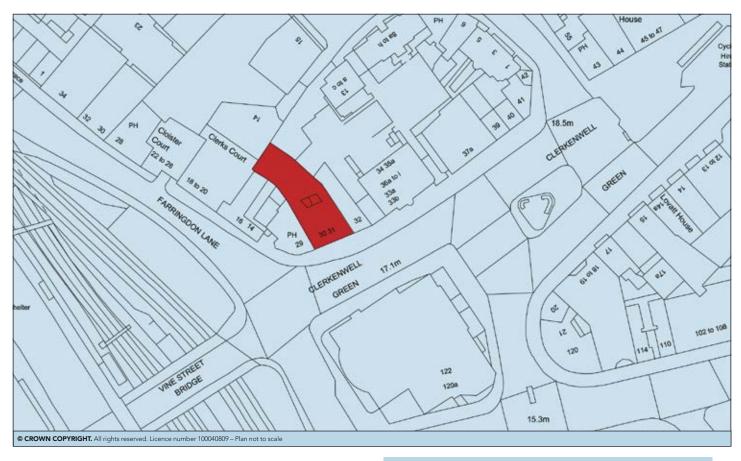
Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant, First Floor Front Office, Second Floor Rear Office & Basement	Ground Floor Restaurant NIA Approx. 2,167 sq ft 3 WCs First Floor Bar & Office NIA Approx. 1,466 sq ft WCs Second Floor Office NIA Approx. 469 sq ft Basement Kitchen/Prep Area NIA Approx. 869 sq ft WC Total NIA Approx. 4,971 sq ft	Dans Le Noir Ltd (Restaurant) (This is a unique eating style set in absolute darkness with food served by blind waiters – visit: www.danslenoir.com)	15 years from 1st November 2005	£75,000 (Fixed increase to £77,000 p.a. in 2018)	FRI
Second Floor Flat	Large Open Plan Kitchen/Living/Dining Area, 2 Double Bedrooms (both having en-suite Bath/Shower rooms) plus a separate WC (Approx. 860 sq ft)	Individual	18 months from 15th August 2016	£27,819.96	AST £3,210 Rent Deposit held.
Third Floor Flat	Living/Dining Area, Kitchen, 2 Double Bedrooms, Bathroom/WC with separate Shower as well as 2 Balconies (Approx. 725 sq ft)	Individual	18 months from 25th May 2016	£26,520	AST £3,000 Rent Deposit held.
		•	TOTAL	£120 330 o4	

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN** 

TOTAL £129,339.96

# 30/31 Clerkenwell Green, Clerkenwell, London EC1R 0DU





**Note: 6 Week Completion** 

VENDOR'S SOLICITORS Macrory Ward - Tel: 020 8440 3258 Ref: Ms Martina Ward - Email: martina@macroryward.co.uk