



**SITUATION**

Occupying a prominent corner position at the junction with Twisden Road, amongst a variety of boutique and independent retailers as well as branches of **Village Vet** and **Benham & Reeves**, all serving this affluent residential suburb.

Located only a few minutes walk from Parliament Hill Fields and within easy reach of both Tufnell Park Underground Station (Northern Line) and Kentish Town with its multiple shopping and transport facilities, whilst being only 3 miles from the West End.

**PROPERTY**

Forming part of an end of terrace building comprising a **Ground Floor Fish Restaurant (having 40 covers)**. In addition, the property benefits from separate side access on Twisden Road for deliveries to the rear of the building.

**VAT is NOT applicable to this Lot**

**£24,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**ACCOMMODATION**

**Ground Floor Fish Restaurant**

Gross Frontage	30'0" (including return)
Internal Width	17'0"
narrowing at rear to	15'6"
Shop Depth	59'3"
Plus Rear Kitchen and WC	

**TENURE**

**Leasehold for a term of 99 years from 25th March 1985 (thus having 66¼ years unexpired) at a ground rent of £100 p.a. rising by £100 every 33 years.**

**TENANCY**

The property is let on a full repairing and insuring lease (excluded from sections 24-28 of the L&T Act 1954) to **Lure Foods LLP trading as Lure Fish Kitchen** for a term from 31st July 2013 to 24th December 2032 at a rent of **£24,000 per annum** exclusive (from 25th December 2017).

**Rent Review 2022 with minimum uplift to £29,000 p.a.**

**VENDOR'S SOLICITORS**  
Harbottle & Lewis - Tel: 020 7667 5000  
Ref: L. Marino - Email: leo.marino@harbottle.com

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 £750 (including VAT) upon exchange of contracts