



SITUATION

Located at the northern end of Cleveland Street near to its junction with Marylebone Road, just a 3 minute walk to Great Portland Street Station and within easy reach of Oxford Circus and Regent's Park.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate front entrance to **2 Self-Contained Flats** on 3 upper floors. In addition, there is also a **rear House** known as 10a Warren Mews planned on basement, ground and mezzanine floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: In accordance with s.5A of the Landlord & Tenant Act 1987, Notices have been served on the lessees at £7,500 and they have not reserved their rights of first refusal.

Note 2: The Freeholder manages and insures the building. Current Sum Insured £989,000. Current Premium £2,181.51 p.a.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Not inspected	Individual	999 years from 17th November 2014	Peppercorn	FRI
First Floor Flat (Flat 1)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	999 years from 7th January 2016	£75	FRI Rent doubling every 25 years up to £1,200 p.a.
Second and Third Floor Flat (Flat 2)	3 Bedrooms, Living Room/Kitchen, 2 Bathrooms/WCs	2 Individuals	999 years from 4th October 2013	£150	FRI Rent doubling every 25 years up to £2,400 p.a.
No. 10a Warren Mews (Mews House)	Not Inspected	2 Individuals	999 years from 25th February 2016	£150	FRI Rent doubling every 25 years up to £2,400 p.a.
				Total: £375	

£375 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

Vendor's Solicitors

Russell Cooke
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For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page