



SITUATION

Located close to the junction with Marlborough Road within this established local parade serving the surrounding residential area and within close proximity to Crouch End and Finsbury Park.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Double Café & Restaurant** with **Basement (under No. 437)**.

ACCOMMODATION

Ground Floor Double Café & Restaurant
(Approx. 90 covers)

Gross Frontage	31'10"
Internal Width	30'11" (max)
Restaurant & Built Depth	54'9"
Area	Approx. 1,520 sq ft
Ladies & Gents WCs	

Basement

Area	Approx. 320 sq ft
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Total Area **Approx. 1,840 sq ft**

VAT is applicable to this Lot

TENURE

Leasehold to be for a term of 250 years from completion at a peppercorn.



TENANCY

The property is let on a full repairing and insuring lease to **A. Pala as a Café & Restaurant** for a term of 20 years from 24th October 2018 (see Note) at a current rent of **£24,000 per annum** exclusive.

Rent Reviews 2022 and 4 yearly.

Note: The property has been used as a restaurant for approx. 20 years.

£24,000 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Joshua Platt**

Vendor's Solicitors

Sal & Co
Tel: 020 8807 5888 Ref: Hasan Sal
Email: hasan@salandco.co.uk

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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page