



SITUATION

Located close to the junction with Tufnell Park Road in this shopping parade which includes a **Budgens** and a **Post Office** and a variety of independent traders, all serving this sought after neighbourhood and within close proximity to Tufnell Park Underground Station (Northern Line).

In addition, the varied multiple shopping facilities of Holloway Road are approx. 1/2 a mile distant.

Tufnell Park is a popular residential area well located for both the West End and the City of London.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Café** and **Basement**.

ACCOMMODATION

Ground Floor Café

| | |
|--------------------|-------|
| Gross Frontage | 14'2" |
| Internal Width | 14'0" |
| Shop & Built Depth | 27'2" |

Basement

| | |
|--------------|-------------------|
| Kitchen Area | Approx. 304 sq ft |
| WC | |

Total GIA **Approx. 805 sq ft**

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 2nd February 2021 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Reyasunshine Limited (with personal guarantor) t/a Bear + Wolf Café (having 2 branches)** for a term of 12 years from 22nd June 2015 (excl. s.24-28 of L & T Act 1954) at a current rent of **£21,945 per annum** exclusive.

Rent Review June 2024

Mutual Break September 2024

Note 1: There is a £5,486.25 Rent Deposit held.

Note 2: There may be potential one day to convert the property into residential, subject to planning and possession.

£21,945 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Joint Auctioneers

Blue Alpine Partners Ltd
Tel: 020 3771 0697 Ref: Joseph Bachman
Email: joseph@bluealpine.com

Vendor's Solicitors

Raymond Saul & Co LLP
Tel: 020 7480 5840 Ref: Raymond Saul
Email: raymond@rslaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Interior View



The Property