



SITUATION

Located close to the junction with Anson Road in this well-known retail thoroughfare nearby multiples such as **Costa**, **Cats Protection**, **Coop Funeralcare** and **Coral** and a host of independent traders all serving this popular location approx. 5 miles north-west of Central London.

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Café**.

ACCOMMODATION

Ground Floor Café

Gross Frontage	15'6"
Internal Width	14'3"
Shop Depth	34'5"
Built Depth	40'0"
Plus WC and Lean-to Storage	6'3" x 15'9"

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 30th July 2021 at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **M. D. Yamani t/a Café Prego** for a term of 9 years from 1st January 2023 (**renewal of a previous lease**) at a current rent of **£17,500 per annum** exclusive.

Rent Reviews 2026 and 3 yearly.

£17,500 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

Shoosmiths
Tel: 03700 868 832 Ref: Daniel Halstead
Email: daniel.halstead@shoosmiths.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'