



SITUATION

Located at the junction with Bishops Way and occupying a prominent trading position directly opposite Cambridge Heath Rail Station being amongst a variety of local take-away and convenience store operators. In addition, the property is just a few doors away from **The Green House which is a 48,255 sq ft fully-serviced award-winning eco-workspace.**

Cambridge Heath is a popular vibrant area located under 2 miles north-east of the City of London.

PROPERTY

Forming part of an attractive corner building comprising a **Ground Floor Coffee Shop** with front and rear sections as well as internal access to a **Basement**.

ACCOMMODATION

Ground Floor Coffee Shop

Gross Frontage	19'0" (incl. splay)
Return Frontage	35'3"
Internal Width	16'11" (front section)
Built Depth	44'1"
Front Section Area	Approx. 265 sq ft
Rear Section Area	Approx. 160 sq ft
Plus Kitchen and WC	

Basement (5'9" restricted head height)

Storage Area	Approx. 260 sq ft
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VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 15th December 2017 at a peppercorn ground rent with a capped service charge at £850 p.a. rising by 3% p.a. until February 2025 excl. building insurance.

TENANCY

The property is let on an effectively full repairing and insuring lease by way of service charge (capped at £850 p.a. rising by 3% p.a. until February 2025 excl. building insurance) to **Nkora Limited (with personal guarantor) as a Coffee Shop (having 5 branches – visit: www.nkora.co.uk)** for a term of 20 years from 28th February 2017 at a current rent of **£26,269.15 per annum exclusive rising by 3% p.a. compound.**

Tenant's Break any time from February 2025 onwards, subject to 6 months prior notice.

Note 1: There is a £1,833.33 Rent Deposit held.

Note 2: The lease is outside s.24–28 of the L & T Act 1954.

£26,269 p.a. rising by 3% p.a. compound

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

Vendor's Solicitors

Hutchins & Co
Tel: 020 8986 3911 Ref: Aliosman Halil
Email: ah@hutchinslaw.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'**



The Property



Interior view