



SITUATION

Occupying a prominent trading position close to the junction with Mill Lane and Fortune Green Road, close to **Little Waitrose** and amongst a variety of fashionable bars and restaurants.

West Hampstead is a highly affluent area approx. 4 miles north-west of central London, well served by West Hampstead Underground (Jubilee Line), West Hampstead Overground and West Hampstead Thameslink Stations, and enjoying excellent road communications with the nearby Finchley Road (A41) and Edgware Road (A5).

PROPERTY

A mid terrace building comprising a **Ground Floor Restaurant** benefitting from a **Large Front Forecourt** used for external seating together with a **Basement**. In addition, there is separate rear access to **2 Self-Contained Flats** at first, second and third floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

Note: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.



Interior view

£48,000 per annum

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

Vendor's Solicitors

Bevan Kidwell LLP

Tel: 020 7843 1820 Ref: Simon Sullivan Vince

Email: simon@bevankidwell.com

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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant & Basement plus Forecourt	Ground Floor Restaurant Gross Frontage 17'3" Internal Width 15'9" Shop Depth 33'7" Built Depth 51'0" Raised Kitchen Area Approx. 180 sq ft Raised Front Decking (26 covers) Basement Staff Room and Freezer 2 WCs	Gourmet Burger Kitchen (UK) Limited (See Tenant Profile)	15 years from 24th June 2017	£48,000	FRI Rent Reviews December 2024 and June 2027
First Floor Flat (No.331b)	Not inspected	Individual	999 years from 24th June 2011	Peppercorn	FRI
Second & Third Floor Flat (No.331a)	Not inspected	Individual	999 years from 24th June 2011	Peppercorn	FRI
				Total: £48,000	

TENANT PROFILE

Gourmet Burger Kitchen (UK) Limited trade from 32 branches and are part of the Boparan Restaurant Group who operate various restaurant brands including Giraffe, Carluccio's, Fishworks, Ed's Easy Diner and Cinnamon Collection.

View From The Property

