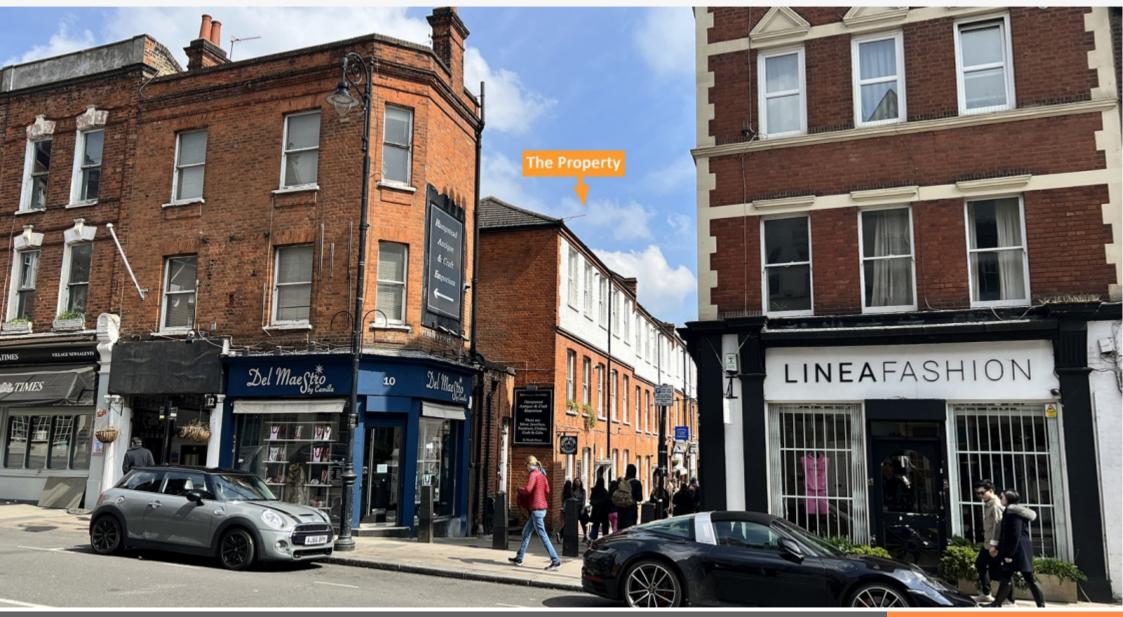
For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)





Affluent North London Suburb Café Investment

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)

#### **Property Information**

#### Affluent North London Suburb Café Investment

- Let to G & V Coffee Limited until 2031
- 2023 Tenant Break Option Not Exercised
- Highly Affluent and Attractive North London.
- 100 Metres from Hampstead Underground Station
- 600m south of Hampstead Heath
- Situated in Busy and Attractive passageway linking Hampstead High Street and Heath Street.
- Adjacent to the historic Hampstead Antique Market.
- Neighbouring occupiers include Savills Estate Agents, Goldschmidt Estate Agent, Sainsbury's, Tesco, Waterstones, Brandy Melville, Gail's Bakery and numerous independent retailers
- Lot 2

18th May 2023

Auction

#### Rent

£21,000 per Annum Exclusive rising to £23,500 (3)

Sector

High Street Retail

#### Status Available

Auction Venue

Live Streamed Auction

Location	
Miles	2.5 miles north of London's West End, 4.5 miles worth west of the City of London
Roads	A502, B511, A1, A406 (North Circular Road)
Rail	Hampstead Underground Station, Belsize Park Underground
Air	London Heathrow Airport, London City Airport, London Luton Alrport

#### Situation

Hampstead is a highly affluent an attractive north London suburb and home to the popular and ancient 800 acres Hampstead Heath park with it famous Swimming Ponds

The property is situated on the north side of the busy pedestrianised Perrin's Court , linking Hampstead High Street with Heath Street. Neighbouring occupiers include Savills Estate Agents, Goldschmidt Estate Agent, Sainsbury's, Tesco, Waterstones, Brandy Melville, Gail's Bakery and an eclecticmix of independent retailers.

#### Tenure

Long Leasehold. Held for a term of 275 years from 25th December 1975 until 24th December 2250 at a current rent reserved of one peppercorn per annum.

#### Description

The property comprises an attractive ground floor commercial unit with access from Perrins Court and from the Antique Market at the rear.

#### VAT

VAT is applicable to this lot.

#### **Completion Period**

Six week completion.

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#### **Tenancy & Accommodation**

Floor	Use		Floor Area sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	21.60	(233)	G & V COFFEE LIMITED (CRN: 11919246)	15 years from 18/08/2016 until 17/09/2031 (2)	£21,000 (3)	17/08/2026 (3)
Total Approximate Floor Area		21.60	(233)			£21,000 rising to £23,500 (3)	

(1) The floor areas stated above are those published by the Valuation Office Agency (https://www.tax.service.gov.uk/business-rates-find/valuations/start/113912063).

(2) The occupational lease provides for a tenant option to determine the lease on 18/08/2023, subject to 6 months written notice, however the tenant has not served their notice

(3) The occupational lease provides for a fixed increase in rent to £23,500 per annum exclusive on 18/08/2026



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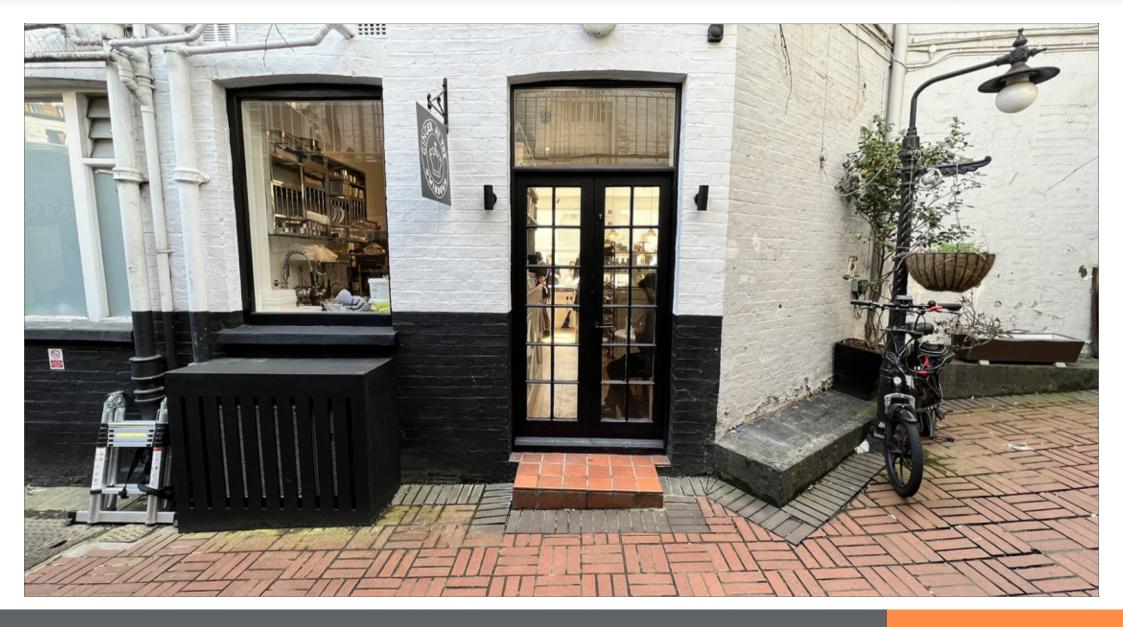


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#### Contacts

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(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

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