For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

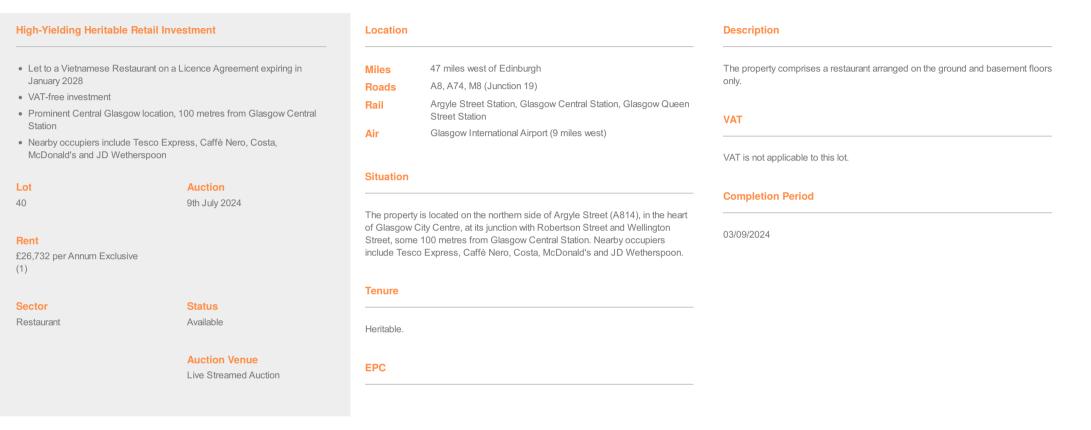




High-Yielding Heritable Retail Investment

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)





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#### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x. (1)
Ground Basement	Retail/Ancillary Ancillary	82.61 211.61		AN INDIVIDUAL (t/a Viet Fresh)	Term of years from 22/03/2023 expiring on 21/01/2028 (2)	£26,732 rising to £27,132 pa on 22/03/2025 rising to £27,538 pa on 22/03/2026
Total		294.22	(3,166)			£26,732 (rising)

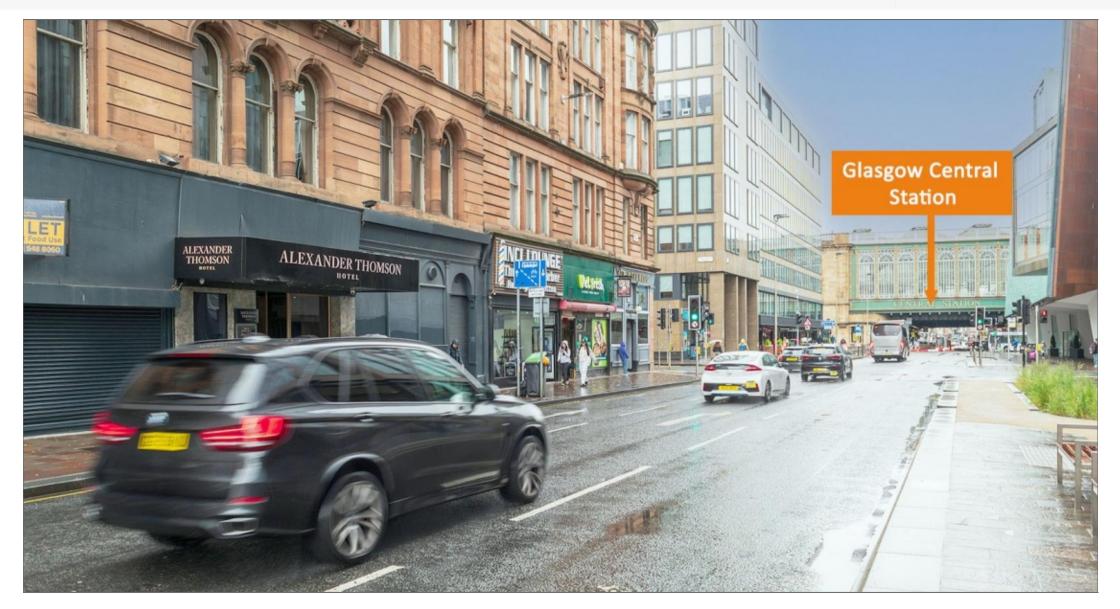
(1) In addition to the rent, the tenant also pays an annual management fee of £1,336.60 per annum (5% of the annual rent) to the landlord. Therefore, the property is effectively producing £28,068.60 p.a. A rent deposit of £13,168.50 pa is held by the landlord.

(2) Under the terms of the existing Licence, the tenant will be offered a new Licence for a further term of 4 years 10 months (terms to be agreed) on termination of this licence - please see legal pack.

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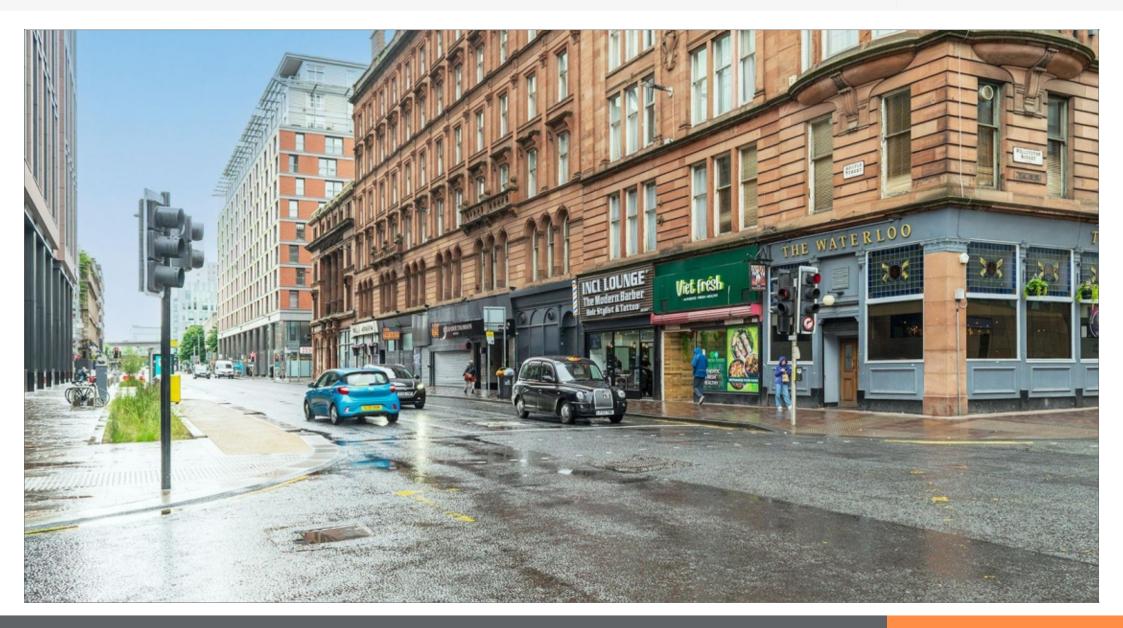




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#### Contacts

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