For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

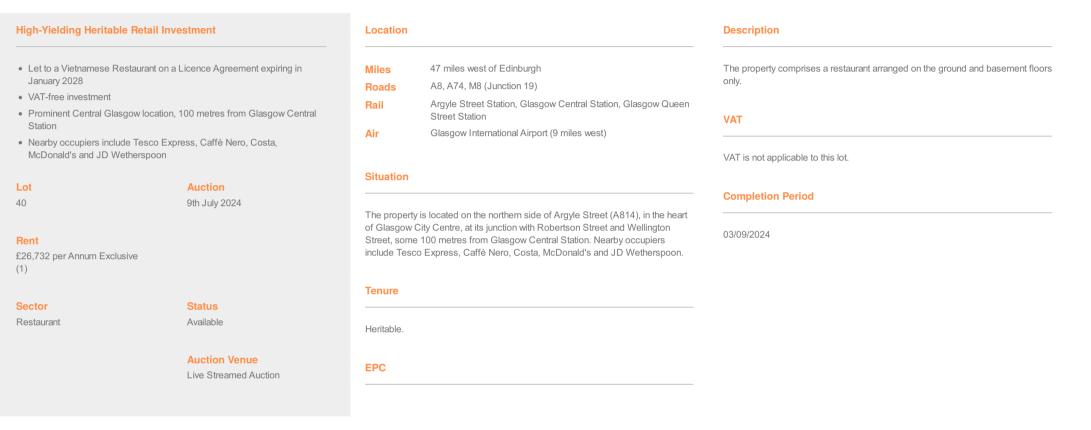




High-Yielding Heritable Retail Investment

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)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

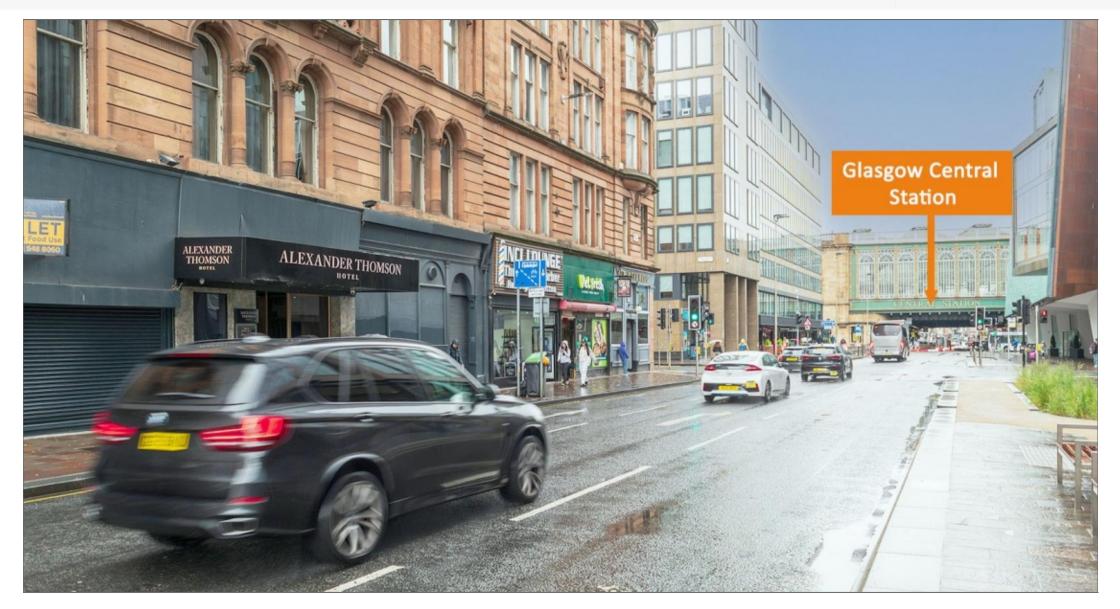
(1) In addition to the rent, the tenant also pays an annual management fee of £1,336.60 per annum (5% of the annual rent) to the landlord. Therefore, the property is effectively producing £28,068.60 p.a. A rent deposit of £13,168.50 pa is held by the landlord.

(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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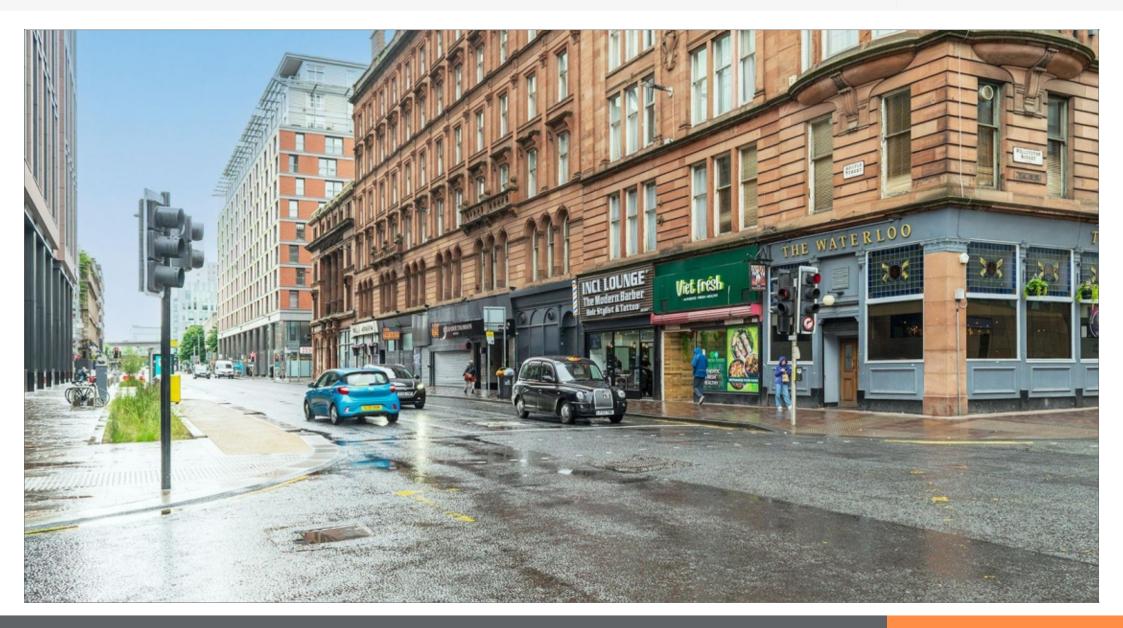




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Contacts

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